



Bear Estate Agents are excited to present this wonderful opportunity for first time buyers to acquire this delightful family home, positioned in a convenient cul-de-sac location close to a wealth of amenities and travel links. Within the local area are sought after schools, ample bus links, a selection of delightful parks and Southend Airport which offers access to a train station, retail park and flights to desirable destinations. \*\*  
GUIDE PRICE £325,000-£340,000 \*\*\*

- Beautiful two bedroom terraced home
- Extended living accommodation
- Stylish family bathroom
- Light filled accommodation throughout
- Quiet cul de-sac location
- Off-street parking for four vehicles (two to front and two to rear)
- Newly installed kitchen with oak work surfaces
- Two good sized double bedrooms
- Bi-folding doors opening into a low maintenance rear garden
- Close to sought after schools

## Coniston

Southend-on-Sea

**£325,000**

Price Guide



# Coniston



Internally the property is of a fantastic size and has been presented in stunning condition throughout. Accessed via a secure entrance porch, the ground-floor accommodation comes in the form of an open plan L-shaped lounge/diner/kitchen. The kitchen has been recently installed and offers beautiful solid wood work surfaces. An extended second reception sits to the rear of the property, with bi-folding doors opening into a low maintenance rear garden complete with a patio seating area and additional grass area, ideal for children. Stairs to the first floor lead to two well proportioned double bedrooms and a stylish three-piece bathroom. Externally the property benefits from off-street parking for two vehicles to the front, with an additional two spaces to the rear.

## Frontage

### Entrance Porch

### Lounge

13'0 x 10'8

### Kitchen/Diner

15'10 x 8'11

### Reception Room

15'6 x 7'7

## First Floor Landing

### Bedroom One

12'7 x 10'5

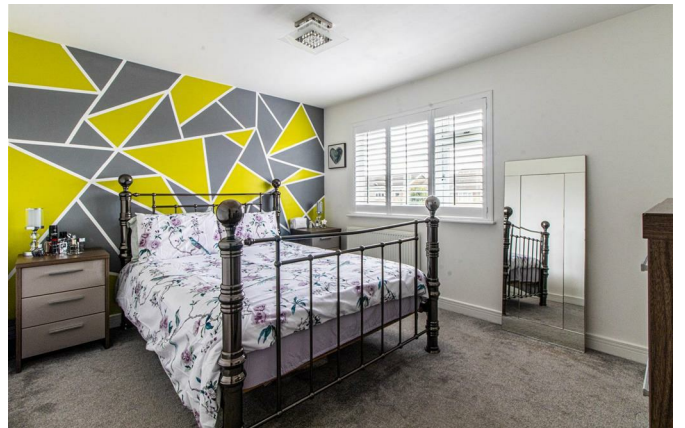
### Bedroom Two

9'3 x 8'7

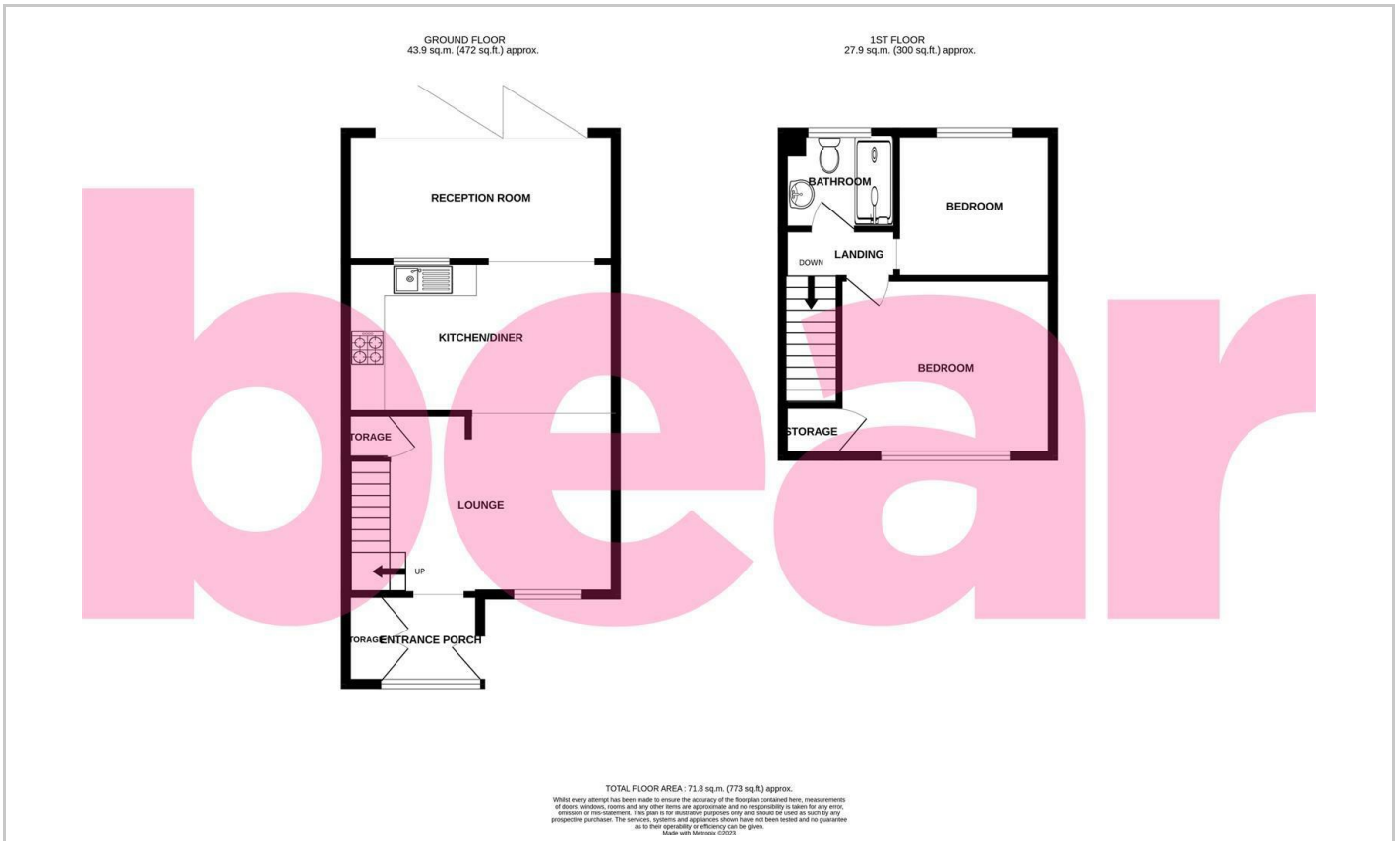
### Shower Room

6'8 x 5'8

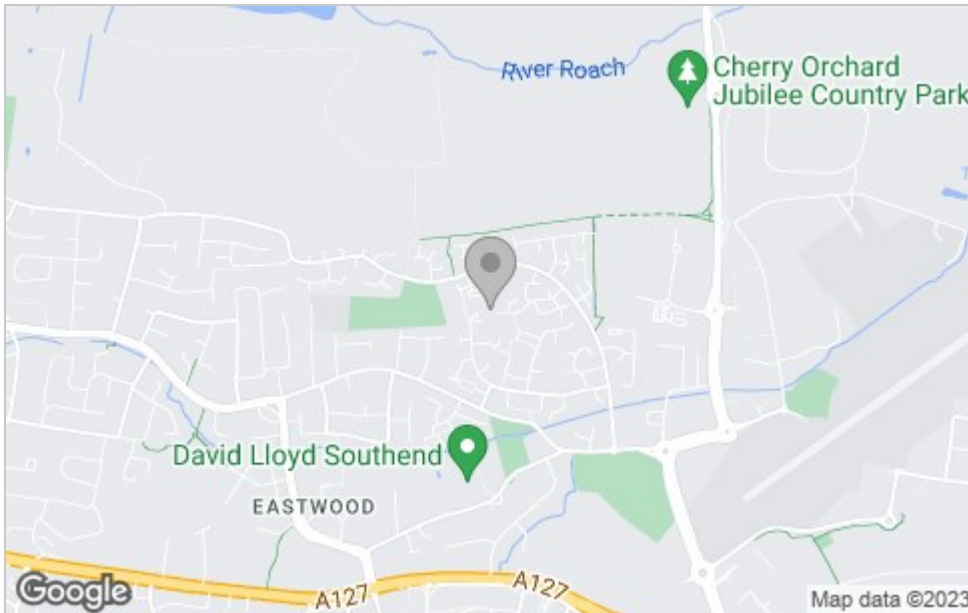
## Garden



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

