



Ennismore Gardens | Southend-on-Sea | SS2 5RA

Guide Price £385,000

**bear**  
Estate Agents

\* £385,000 - £400,000 \* This well-presented three bedroom terraced home offers generous living space, bay windows and off-street parking for two vehicles. Situated on the popular Ennismore Gardens, the property benefits from excellent access to transport links, schools, amenities and nearby green spaces.

- NO ONWARD CHAIN
- Bay Fronted Lounge
- Bay Fronted Master Bedroom with Built-in Wardrobes
- Three Piece Bathroom
- Off-Street Parking For Two Vehicles
- Three Bedroom Terraced House
- Kitchen/Diner Including Stone Fireplace with Feature Coal Effect Electric
- Second Double Bedroom with Built-in Wardrobes
- Large Rear Garden
- Double Glazing and Gas Central Heating

The accommodation begins with a porch leading into a welcoming entrance hall. A bright bay fronted lounge sits to the front of the property, while the spacious kitchen/diner to the rear provides an ideal setting for everyday living and entertaining and includes a stone fireplace with feature coal effect electric fire. Additional under stair storage enhances the ground floor layout. Upstairs, the landing gives access to a bay fronted master bedroom complete with built-in wardrobes, a second double bedroom also featuring built-in wardrobes, a single bedroom and a three piece family bathroom which includes a plumbed rainfall shower. Externally, the home offers a large rear garden along with off-street parking for two vehicles. Further benefits include double glazing and gas central heating throughout.

Located on Ennismore Gardens in Southend-on-Sea, the property falls within catchment of Temple Sutton Primary School and Cecil Jones Academy. Prittlewell Train Station is close by, providing direct links into London, while local bus routes, amenities, parks and further conveniences are all within easy reach, making this an ideal location for families and commuters alike.

### Three Bedroom Terraced House





## Porch

### Entrance Hall

14'11 x 5'1 (4.55m x 1.55m)

Laminate Flooring throughout, smooth ceilings with pendant ceiling light, stairs to upstairs accommodation, access into kitchen/diner and lounge.

### Lounge

16'3 x 12'2 (4.95m x 3.71m)

Carpet throughout, pendant ceiling light, double glazed bay window to the front aspect wall mounted lights, wall mounted radiator.

### Kitchen/Diner

18'1 x 13'1 (5.51m x 3.99m)

Laminate flooring throughout, feature stone fireplace with feature coal effect electric fire, wooden top and base level units, laminate work surfaces, plumbing for dishwasher and washing machine, double glazed window to the rear aspect double glazed French doors to the rear aspect.

### Landing

Access to partially insulated loft.

### Bedroom One

15'10 x 10'8 (4.83m x 3.25m)

Carpet throughout, built in wardrobes, double glazed bay window to the front aspect, pendant ceiling light, wall mounted radiator.

### Bedroom Two

13'1 x 10'7 (3.99m x 3.23m)

Carpet throughout, pendant ceiling light, double glazed window to the rear aspect, wall mounted radiator, built-in wardrobes.

### Bedroom Three

8'1 x 6'0 (2.46m x 1.83m)

Carpet out, double glazed window to the front aspect, smooth ceilings with pendant ceiling light, wall mounted radiator.

## Bathroom

Bath with rainfall shower attachment above, hand held shower attachment, tiled flooring, obscure double glazed window to the rear aspect, wall mounted heated towel rail.

## Garden

approx 100ft (approx 30.48mft)

Includes a patio area, built-in BBQ and garden shed

## Off-Street Parking

For two vehicles.

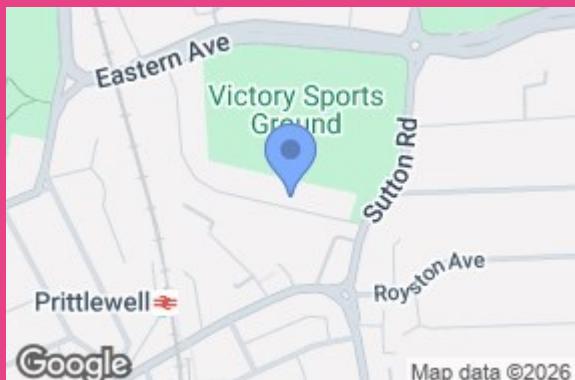
## Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - C





GROUND FLOOR  
46.4 sq.m. (499 sq.ft.) approx.

KITCHEN/ DINER

LOUNGE

UP  
ENTRANCE HALL

1ST FLOOR  
46.1 sq.m. (496 sq.ft.) approx.

BATHROOM

BEDROOM

BEDROOM

BEDROOM

DOWN

TOTAL FLOOR AREA: 92.5 sq.m. (995 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purposes only and should be used as such by any prospective purchaser. The heating, water, electricity and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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