

# BelleVue

ESTATE AGENTS

3 Bedroom Terraced For Sale - **£350,000**

**Surbiton Road Southend-On-Sea SS2 4NR**



## KEY FEATURES

- **Extended Three Bedroom**
- **West Backing Garden**
- **Ample Off Street Parking**
- **Great Investment Opportunity**
- **Modern Bathroom**
- **Conservatory**
- **Gas Central Heating**
- **Double Glazing**
- **No Onward Chain**
- **Available Now**

## Description

Extended Three Bedroom Family Home! Located in the heart of Southchurch Village, a short walk from shops, train stations and in a highly sought after school catchment area, we are happy to present this property to the sales market! Offering huge potential with room for modernization, this home boasts ample off street parking as well as a thriving rear garden. With three bedroom, a good size lounge, dining room and conservatory, this house is the perfect foundation to create a wonderful home, as either an investment opportunity or for your long term family home, early viewing is strongly advised! Call our office today to book your viewing!

## Accommodation

### **Entrance Porch** 2' 2" x 5' 7" (0.66m x 1.70m)

Accessed via a uPVC front door, you are welcomed into a porch. Finished with carpet flooring and painted walls, there is a further door ahead leading into the entrance hallway.

### **Entrance Hallway**

Accessed via a wooden door with surrounding glass panels, you are guided into the entrance hallway. Finished with carpet flooring and wallpapered walls, this space boasts a coved ceiling as well as a fitted radiator. With a rising staircase leading to the first floor, added benefits include under stairs storage units. There are doors leading to the lounge, dining area and kitchen.

### **Lounge** 11' 5" x 15' 10" (3.48m x 4.82m)

Accessed via the entrance hallway, there is a good sized lounge. Finished with a coved and textured ceiling, carpet flooring and painted walls, this space features an ornamental wooden mantle, a ceiling rose as well as a large bay window to the front elevation of the property which allows plentiful natural light. Added benefits include a fitted radiator.

### **Kitchen** 15' 1" x 5' 8" (4.59m x 1.73m)

Towards the rear elevation of the property, there is a kitchen. Finished with painted walls and wood effect flooring, this space is comprised of both eye level and base units. Boasting plumbing space for amenities as well as an inset sink, added benefits of this space include a fitted radiator as well as a window towards the rear elevation of the property that overlooks the thriving rear garden. There is a door leading to the conservatory.

### **Dining Room** 14' 0" x 10' 2" (4.26m x 3.10m)

Accessed via the entrance hallway, there is a dining room. Finished with carpet flooring and painted walls, this space has the added benefit of a fitted radiator, as well as a glass window paired with a glass paneled door that leads to the conservatory.

### **Conservatory** 9' 1" x 9' 5" (2.77m x 2.87m)

Accessed via both the kitchen and dining room, there is a conservatory area. Finished with carpet flooring, this space has the added benefit of a fitted radiator, as well as wall mounted, eye level storage units. There is a sliding glass door that leads out into the garden.

### **First Floor Landing**

At the top of the rising staircase, there is the first floor landing. Finished with carpet flooring and painted walls, there are doors leading to the bedrooms and family bathroom.

### **Bedroom One** 16' 11" x 10' 0" (5.15m x 3.05m)

Accessed via the first floor landing, there is the master bedroom. Finished with carpet flooring and painted walls, this space boasts built in storage units as well as a bay window towards the front elevation of the property. Added benefits include a fitted radiator.

### **Bedroom Two** 13' 10" x 9' 3" (4.21m x 2.82m)

Accessed via the first floor landing, there is a secondary bedroom. Boasting a window towards the rear elevation of the property as well as a fitted radiator, this space is finished with carpet flooring as well as painted walls.

### **Bedroom Three** 9' 6" x 6' 5" (2.89m x 1.95m)

Accessed via the first floor landing, there is a third bedroom. Finished with carpet flooring and painted walls, this space boasts a fitted radiator as well as a window towards the front elevation of the property.

### **Family Bathroom** 8' 9" x 7' 9" (2.66m x 2.36m)

Accessed via the first floor landing, there is a three piece bathroom. Complete with a paneled bath, wall mounted shower, a low level W/C and a pedestal sink, this space boasts a built in storage cupboard. Finished with tiled effect flooring and splashback wall tiling, added benefits of this suite include a window towards the rear elevation.

### **Rear Garden** 70' 0" x 18' 0" (21.32m x 5.48m)

APPROXIMATE MEASUREMENTS: There is a thriving, west backing rear garden that is mainly laid to lawn with a patio tracing the rear of the property and a further patio to the rear of the garden with a large brick built shed.

### **Off Street Parking**

Paved driveway providing off street parking for two vehicles.









# Floorplan



## EPC Graph & Additional Information

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 88 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tax Band for this property is: **C**  
 EPC rating for this property is: **C**  
 Tenure of the property is: **Freehold**



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.