

3 Bedroom Semi Detached Bungalow For Rent - **Monthly Rental Of £1,600**

**Lyndale Avenue Southend-On-Sea SS2 4BY**



## KEY FEATURES

- **Three Bedrooms**
- **Gas Central Heating**
- **Double Glazing**
- **Off Street Parking**
- **Recently Redecorated**
- **Thriving Rear Garden**
- **Brick Built Storage Unit**
- **Local to Schools and Popular Travel Routes**
- **A Short Drive From Southend City Center**
- **Available Now!**

## Description

Stunningly Bright, Charming Three Bedroom Bungalow! Belle Vue are happy to introduce this immaculately presented, family home to the rental market. Envidable for its off street parking, thriving rear garden and modern finish, this property is local to schools, shops and popular transport routes as well as a short drive from Southend City Centre. With the added benefits of a brick built storage unit in the garden as well as a spacious large lounge, early viewing is advised! Available Now!

## Accommodation

### Entrance Hallway

Accessed via a uPVC front door, you are welcomed into the entrance hallway. Finished with wood effect flooring and painted walls, this space benefits from a fitted radiator as well as an additional storage unit. There are doors leading to the three bedrooms, kitchen and bathroom.

### Lounge 23' 2" x 11' 2" (7.06m x 3.40m)

Overlooking the garden via two double glazed windows, there is a sizable lounge space that is accessed via the entrance hallway. Finished with carpet flooring and painted walls, this space benefits from two fitted radiators as well as a wall mounted mirror.

### Kitchen 5' 10" x 8' 10" (1.78m x 2.69m)

Accessed via the entrance hallway, there is a kitchen area. Comprised of both eye level and low level units, this space houses amenities such as an inset sink as well as an oven paired with a hob. Complete with a uPVC door to the side elevation that provides access to the rear garden, this space is finished with wood effect flooring as well as splashback wall tiling.

### Bedroom One 12' 11" x 13' 1" (3.93m x 3.98m)

Accessed via the entrance hallway, there is the master bedroom. Benefiting from a large double glazed bay window towards the front elevation of the property, this room boasts plentiful natural light as well as a fitted radiator. Finished with carpet flooring, painted walls and coved ceilings.

### Bedroom Two 12' 7" x 11' 1" (3.83m x 3.38m)

Accessed via the entrance hallway, there is a secondary bedroom. Benefiting from a window towards the rear elevation of the property, this space boasts fitted storage units. Finished with painted walls and carpet flooring.

### Bedroom Three 9' 1" x 8' 9" (2.77m x 2.66m)

Accessed via the entrance hallway, there is a third bedroom. Benefiting from a double glazed window towards the front elevation of the property, this space is complete with a fitted radiator. Finished with painted walls and carpet flooring.

### Bathroom 5' 11" x 5' 5" (1.80m x 1.65m)

Accessed via the entrance hallway, there is a modern bathroom suite. Comprised of a low level W/C, a pedestal sink, paneled bath, wall mounted shower and shower screen, this space has the added benefit of a fitted radiator as well as an obscured double glazed window towards the side elevation of the property.

### Off Street Parking

At the front of the property, there is a paved driveway space that would provide parking for one vehicle.

### Rear Garden 72' 0" x 27' 0" (21.93m x 8.22m)

Accessed via the kitchen, there is a splendid, west backing rear garden. As you are guided down the walkway, you are welcomed on to the area of patio that allows for an outdoor seating area. With raised, brick built flower beds tracing both sides of the garden, there is a large portion that is laid to lawn. With a path to the side elevation that leads to the rear of the garden, there is a brick built workshop that allows for outside storage.

### Outside Storage Unit 12' 1" x 6' 11" (3.68m x 2.11m)

Towards the rear of the garden, there is a brick built storage unit. Accessed via a wooden door, this space is fitted with mounted shelf units as well as a workbench area.









# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**  
EPC rating for this property is: **D**



## 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.