

Three Bedroom Terraced House For Sale - **£290,000**

**Moseley Street, Southend-On-Sea SS2 4NN**



## KEY FEATURES

- Investment Opportunity ● Three Bedrooms ● East Backing Rear Garden ● Gas Central Heating ● Local to Shops and Amenities ● A Short Drive From Southend City Center ● A Short Walk From Southend East Train Station ● Within A Sought After School Catchment Area ● No Onward Chain ●

## Description

Investment Opportunity or Ideal for a first time buyer, this three bedroom family home is now available on the sales market. With no onward chain and in need of modernization, this property offers a prime location within the heart of Southchurch, local to shops and amenities as well as popular transport links all whilst in a highly sought after school catchment area! With the additional benefits of an open plan lounge diner as well as an east backing rear garden, early viewing is advised in order to fully appreciate this properties potential! Call today to book your viewing!

## Accommodation

### **Porch** 2' 3" x 4' 5" (0.69m x 1.35m)

Accessed via a wooden door, there is a porch that guides you to the main entrance to the property providing additional security. Complete with fitted shelf units, there is a further wooden door that allows access to the entrance hallway.

### **Entrance Hallway**

Accessed via a wooden paneled door, you are guided into the entrance hallway. Finished with vibrant carpet flooring and colorful painted walls, this area offers benefits such as a fitted radiator as well as a rising staircase leading to the first floor landing. The staircase is paired with under the stairs storage cupboards that allows additional storage space. There is a further door leading to the open plan lounge diner.

### **"L" Shaped Lounge Diner** 23' 11" x 16' 5" > 10' 7"

Accessed via a paneled wooden door, you are welcomed into the open plan lounge diner. Complete with vibrant carpet flooring as well as wallpapered walls, this impressive space boasts the added benefits of two fitted radiators as well as a bay window towards the front elevation paired with a window towards the rear elevation of the property which allows plentiful natural light. The biggest feature of this space is the ornate fireplace surround paired with a marble effect interior. Combination of overhead lighting as well as wall mounted lights, there is a further door towards the rear elevation of the property that leads to the kitchen.

### **Kitchen** 12' 1" x 7' 1" (3.68m x 2.16m)

Accessed via the open plan lounge diner, there is a glass paneled door that leads to the kitchen. Stepping down onto the stone effect tiled flooring, this kitchen is comprised of both eye level and low level units that house amenities such as an inset sink as well as plumbing access for a washing machine. With dual aspect windows that allow plentiful natural light, this space is finished with splashback wall tiling as well as a glass paneled door that leads to the rear garden.

### **First Floor Landing**

At the top of the rising staircase, there is the first floor landing. Finished with carpet flooring and painted walls, this area provides access to the loft space as well as to the bedrooms and showeroom.

### **Showeroom** 8' 1" x 7' 0" (2.46m x 2.13m)

Towards the rear elevation of the first floor, there is a fully equipped wet room. Comprised of a wall mounted shower, a low level W/C and a pedestal sink, this space has the added benefit of a fitted radiator, various wall mounted assistance aids and a built in storage cupboard. Finished with splashback tiling, there is a window towards the rear that allows plentiful natural light.

### **Bedroom One** 12' 0" x 8' 1" (3.65m x 2.46m)

Accessed via the first floor landing, there is a bedroom. With a window towards the rear elevation that welcomes natural light, this room is complete with carpet flooring and wallpapered walls. Added benefits include a fitted radiator as well as some wall mounted shelving units for additional storage space.

### **Bedroom Two** 13' 9" x 8' 1" (4.19m x 2.46m)

Accessed via the first floor landing, there is a secondary bedroom. Finished with carpet flooring and painted walls, this room has the added benefits of wall mounted shelving units, a fitted radiator as well as a window towards the front elevation of the property that allows plentiful natural light.

### **Bedroom Three** 8' 1" x 8' 1" (2.46m x 2.46m)

Accessed via the first floor landing, there is a third bedroom. Finished with carpet flooring and painted walls, this space is complete with an abundance of wall mounted shelving units for additional storage space. Added benefits include two windows towards the front elevation of the property and a fitted radiator.

### **Rear Garden** 35' 0" x 12' 6" (10.66m x 3.81m)

Accessed via the kitchen, there is a glass paneled door that leads into the lean to. From the lean to, you are welcomed into the east facing, rear garden. with a portion of patio that allows for a outdoor seating area, there is a path that leads to the rear and wood built shed that provides additional storage space.

### **Lean To** 12' 2" x 6' 2" (3.71m x 1.88m)

Accessed via the kitchen, there is a glass built lean to. Providing shelter, this space allows for an extra area to act as storage space or an additional outside seating 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 is given as to their operability or efficiency can be given.  
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## EPC Graph & Additional Information

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>	TBC	TBC	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**If Leasehold**, the remaining lease term is approximately: years.  
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



## 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.