

3 Bedroom House For Sale - **£400,000**

Ilfracombe Avenue Southend-On-Sea SS1 2QX



KEY FEATURES

- Three Bedrooms
- Two Spacious Reception Rooms
- Fully Equipped Wet Room
- Modern Kitchen
- Additional First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Potential to be a Four Bedroom Property
- Driveway for Two Vehicles
- Rear Garden with Patio Seating Area

Description

Fantastically Charming, Three/Four Bedroom House! We are pleased to present this spacious family home onto the sales market, situated in the heart of Southchurch Village close to the C2C train station and city centre. With additional reception rooms, this property is enviable for its versatility as it boasts the potential to have the traditional lounge used as a fourth bedroom whilst having an open plan lounge diner towards the rear of the property. In good decorative order, this family home includes a fully equipped ground floor wet room paired with a three piece first floor bathroom all whilst providing ample off street parking and a good sized rear garden. Early viewing is advised!

Accommodation

Porch 4' 7" x 5' 8" (1.40m x 1.73m)

Accessed via a uPVC glass paneled door, this area has concrete flooring and painted brick walls. With dual aspect windows from the front elevation and side, there is a further wooden door that leads to the entrance hallway.

Entrance Hallway

Leading from the porch, you are welcomed into the entrance hallway via a wooden door. With glazed windows on each side, this space offers a rising staircase that leads to the first floor, a fitted radiator as well as under the stairs storage cupboards. Finished with carpet flooring and coved ceiling, there are doors leading to the lounge/bedroom four, dining room and kitchen.

Lounge/Bedroom Four 15' 5" x 12' 1" (4.70m x 3.68m)

Accessed via the entrance hallway is the lounge. Currently used as a fourth bedroom, this space features a large double glazed window towards the front elevation, that allows plentiful natural light. Finished with carpet flooring and painted walls, decorative features include a coved and textured ceiling that has been paired with a ceiling rose. Added benefits include a fitted radiator.

Kitchen 12' 1" x 7' 8" (3.68m x 2.34m)

Accessed via the entrance hallway, there is a fully equipped kitchen. Comprised of both eye level and low level units, this space has modern facilities that house two integrated ovens paired with an integrated hob as well as a single sink and plumbing for a dishwasher. Finished with wood effect flooring and painted walls, this space boasts splashback wall tiling. Open plan to the rear leading on to the sitting room that provides access to the rear garden utility area and wet room.

Lounge/Dining Room 16' 0" x 10' 0" (4.87m x 3.05m)

Accessed via the entrance hallway, there is a large open plan lounge/diner. Finished with carpet flooring and painted walls, this space has decorative features such as a coved ceiling paired with a ceiling rose. Open plan to the rear elevation this space leads onto the sitting room.

Dinning Area/Sitting Room 9' 1" x 9' 8" (2.77m x 2.94m)

This space contributes to the versatility of the property as this space can either be used as a dining area or as an additional reception space. Finished with wood effect flooring and painted walls, this space has a double glazed patio doors that

lead out into the rear garden. With the added benefit of a fitted radiator, there is a door that leads to the wet room.

Ground Floor Wet Room 6' 5" x 7' 6" (1.95m x 2.28m)

Accessed via the sitting room, there is a fully equipped wet room. Comprised of a pedestal hand wash basin, a low level W/C as well as a wall mounted shower. With an abundance of wall mounted, mobility aid handles, this space also benefits from a fitted, heated towel rail as well as a double glazed obscured window towards the rear elevation of the property. Complete with tiled walls.

First Floor Landing

As you are guided up the rising staircase within the entrance hallway, you are welcomed to the first floor landing. Finished with carpet flooring and painted walls, this space has the added benefit of a built in storage cupboard as well as access to the loft via a loft hatch. There are doors leading to all three bedrooms as well as the bathroom.

Bedroom One 16' 5" x 10' 0" (5.00m x 3.05m)

Accessed via the first floor landing, there is a good sized, spacious, double bedroom. Boasting large double glazed windows towards the front elevation of the property, this room is enviable for its abundance of natural light. Finished with carpet flooring and painted walls, this space benefits from a fitted radiator.

Bedroom Two 14' 11" x 12' 2" (4.54m x 3.71m)

Accessed via the first floor landing, there is a secondary, double bedroom. Offering a spacious area, this room benefits from a double glazed window towards the rear elevation of the property that allows plentiful natural light. Finished with carpet flooring and painted walls, this space is complete with a fitted radiator.

Bedroom Three 10' 7" x 7' 1" (3.22m x 2.16m)

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

Bathroom 6' 3" x 5' 9" (1.90m x 1.75m)

Accessed via the first floor landing, there is a three piece bathroom. Complete with a paneled bath, a low level W/C as well as a pedestal wash hand basin, this space benefits from a fitted heated towel rail. With splashback wall tiling and wood effect flooring, there is an obscured double glazed window towards the rear elevation that makes this space bright and vibrant.

Rear Garden 47' 10" x 18' 1" (14.57m x 5.51m)

Accessed via a glass sliding door, you are welcomed into the East backing rear garden. Stepping onto a patio seating area, there is a brick built grill towards the side as well as a stone path leading to the rear of the garden. With lawned area, there are raised flowerbeds on each side. At the rear of the garden, there is a brick built workshop complete with electric fittings as well as lighting.

Off Street Parking

At the front of the property, there is a paved driveway with access via a dropped curve that provides parking for two vehicles.





Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Mergo 12/2014

EPC Graph & Additional Information

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(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, Scotland & Wales		EU Directive 2002/91/EC	

Tax Band for this property is: **C**
 EPC rating for this property is: **TBC**
 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.