

3 Bedroom Semi Detached House For Sale - **£360,000**

Bournemouth Park Road Southend-On-Sea SS2 5LU



KEY FEATURES

- Three Bedrooms
- Bathroom with Separated W/C
- Ample Off Street Parking
- Extension To The Rear
- Gas Central Heating
- Double Glazing Throughout
- Impressive Rear Garden with A Brick Built Workshop
- Local to Shops, Schools & Popular Transport Routes
- A Short Drive From Southend City Centre & Southend Sea Front
- No Onward Chain

Description

Bright and Charming Extended Family Home! Exuding character, this three bedroom, semi detached property is now available on the sales market! Perfect for first time buyers or growing families, this house offers a plethora of features such as ample off street parking, spacious accommodation as well as an impressive rear garden that houses a brick built workshop for additional storage. Finished with gas central heating and double glazing throughout, this property is local to shops and popular transport routes as well as schools, all whilst a short drive from Southend City Centre and Southend Seafront. With no onward chain, Early viewing is advised!

Accommodation

Porch

As you approach the property, you are welcomed into the porch via a uPVC door. With dual aspect, double glazed windows, this bright space allows access to the main entrance hallway via further double glazed door.

Entrance Hallway

Accessed via a double glazed front door, you are welcomed into the entrance hallway. Finished with carpeted flooring and wallpapered walls, this space allows access to the first floor landing via a rising staircase, and through further doors, the lounge and kitchen. With the added benefits of a fitted radiator as well as under the stairs storage units, this space boasts decorative features such as a dado rail paired with a coved ceiling.

Lounge 15' 3" x 11' 3" (4.64m x 3.43m)

Accessed via the entrance hallway, there is a wooden, glass paneled door that leads you to the lounge. Finished with patterned carpet flooring as well as wallpapered walls, this space features an ornate fireplace with tiled surround and a wooden mantle. Additional benefits include a fitted radiator as well as double glazed windows towards the front elevation of the property.

Kitchen Breakfast Room 20' 8" x 6' 4" (6.29m x 1.93m)

Towards the end of the entrance hallway, there is a glass paneled, wooden door that leads to the kitchen area. Comprised of both eye level and low level units, this space houses a single sink and drier, as well as plumbing access for a washing machine. There is an additional glass paneled wooden door that guides you to the dining room. With the extension towards the rear, there is a further selection of low level units as well as additional space to allow for a kitchen diner area. Benefiting from dual aspect, double glazed windows which provide ample natural light, there is a further double glazed door that leads to the rear garden.

Dining Room 20' 8" x 10' 2" (6.29m x 3.10m)

Accessed via the kitchen, you are welcomed into the dining room. Currently used as an additional reception space, this area is finished with carpet flooring as well as wallpapered walls. Towards the rear elevation of this space, there is a glass sliding door that allows access to the rear garden, opening up the space to make the perfect atmosphere for hosting friends and family alike.

First Floor Landing

From the rising staircase, you are guided to the first floor landing. Finished with carpet flooring and wallpapered walls, this space boasts decorative features such as a dado rail as well as a double glazed, stained glass window towards the side elevation of the property. There are further doors leading to the bedrooms, bathroom and W/C.

Bedroom One 11' 11" x 10' 11" (3.63m x 3.32m)

Accessed via the first floor landing, there is the master bedroom. Finished with vibrant rose carpeting and wallpapered walls, this space is enviable for its selection of wall mounted storage units that also house a vanity space. With additional benefits such as a fitted radiator as well as a double glazed window towards the front elevation, this room offers the perfect evening retreat.

Bedroom Two 11' 10" x 8' 11" (3.60m x 2.72m)

Accessed via the first floor landing, there is a secondary double bedroom. Boasting a modest selection of wall mounted storage units, this space is finished with carpet flooring and wallpapered walls. Additional benefits include a fitted radiator as well as a double glazed window towards the rear elevation of the property.

Bedroom Three 9' 0" x 5' 10" (2.74m x 1.78m)

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

W/C 2' 7" x 3' 11" (0.79m x 1.19m)

Accessed via the entrance hallway, there is a separate low level W/C. This space is finished with tile effect flooring, splashback wall tiling as well as a double glazed window towards the rear elevation of the property.

Family Bathroom 4' 10" x 8' 7" (1.47m x 2.61m)

Accessed via the first floor landing, there is a family bathroom. This three piece suite is comprised of a paneled bath, a shower and a pedestal hand wash basin. Finished with tile effect flooring and tiled walls, this space benefits from a double glazed window towards the rear elevation as well as a heated towel rail.

Off Street Parking

At the front of the property, there is a section of paved driveway that allows parking for two vehicles.

Rear Garden 80' 0" x 20' 3" (24.37m x 6.17m)

Accessed via both the kitchen and the dining room, there is an impressive, approximately 80ft, rear garden. Thriving with a variety of flora, this space offers a section of patio that allows for an outdoor seating area, whilst the rest of the grounds is mainly laid to lawn. With access to the brick built workshop, you can step down into the section of garden that houses an outside shed, as a stone path leads towards the rear.

Workshop 17' 9" x 4' 9" (5.41m x 1.45m)

APPROXIMATE MEASUREMENTS Within the rear garden, there is a brick built, 'L' shaped workshop that offers sheltered storage space.







Floorplan

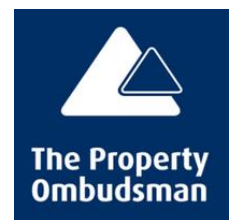


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024

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: **D**
 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.