

2 Bedroom Semi Detached House For Sale - **£315,000**

Boscombe Road Southend-On-Sea SS2 5JE



KEY FEATURES

● Modern Semi Detached House ● Two Bedrooms ● Bright, Open Plan Lounge Diner ● Warm Toned Kitchen ● Two Conservatories ● Double Glazing Throughout ● Gas Central Heating ● Off Street Parking ● Local to popular travel routes, Southend City Center and Southend Seafront ● Viewings Available Now!

Description

Charming, Semi-Detached Home! Belle Vue are delighted to present this two bedroom family home to the sales market. Designed for comfort and family-oriented living, you are welcomed into the home with a bright open plan lounge diner that looks out into the garden via an illuminated conservatory. With a set of double doors that lead into the warm toned kitchen, this space invites the family to come together and unwind. Walking out into the decked garden, outdoor dining is made easy for hosting friends and family alike or just enjoying a calm summer breeze. Benefiting from a downstairs W/C, the first floor is comprised of two, good sized bedrooms that are flowing with natural light from the double glazed windows throughout, as well as a three piece bathroom. Located within a popular school catchment zone, this property allows you to indulge in all the local attractions as it remains a short drive from Southend City center as well as Southend Seafront. With strong links to popular transport routes and complete with off street parking alongside a well presented front garden, early viewing is advised!

Accommodation

Entrance Hallway

Welcomed into the property via a wooden, obscured glass panel door, you enter the entrance hallway. Complete with a fitted radiator, this space is finished with carpet flooring and wall papered walls. With a rising staircase that leads to the first floor, this space benefits from decorative features such as a coved ceiling whilst also flowing with natural light from the double glazed window towards the front elevation. From here, there is a door under the staircase that allows access to the downstairs W/C as well as a further wooden, glass panel door that leads to the open plan, lounge diner.

Downstairs W/C 4' 11" x 2' 5" (1.50m x 0.74m)

Accessed via the entrance hallway, there is a downstairs W/C. Comprised of a wall mounted, corner hand wash basin and a low level W/C, this space benefits from a wall mounted storage cupboard, a fitted radiator, splashback wall tiling and a textured ceiling. Finished with painted walls.

Lounge Diner 11' 4" x 12' 11" (3.45m x 3.93m)

Accessed via the entrance hallway, there is a bright, open plan lounge diner. Finished with wooden effect flooring, a fitted radiator as well as painted walls, this space benefits from decorative features such as a dado rail and a coved ceiling. Offering a charming space for the family to enjoy time together, there is an open conservatory towards the rear of the property that consists of double glazed, uPVC windows as well as a double glazed, uPVC door that leads into the garden. Maximizing on the plots potential, there is a further uPVC, double glazed door that leads into a further conservatory on the side elevation of the property. There are a further set of wooden doors that lead into the kitchen.

Kitchen 9' 9" x 6' 8" (2.97m x 2.03m)

Accessed via a set of wooden doors leading from the lounge diner, you are guided into the kitchen. Decorated with warm tones, this space is comprised with both eye level and low level units that house amenities such as a hob, integrated oven, an inset sink as well as allowing plumbing access for a washing machine. Boasting dual aspect lighting, this space has a double glazed window towards the front elevation of the property as well as an obscured window towards the side elevation that looks into the side conservatory. Decorative additions include splashback wall tiling and a coved ceiling.

Side Conservatory 8' 10" x 6' 9" (2.69m x 2.06m)

Accessed via the lounge diner, there is a bright conservatory. With double glazed sliding doors on the front elevation as well as the rear elevation, this space boasts the flexibility to fit any purpose. Finished with wood effect flooring.

First Floor Landing

Via the rising staircase in the entrance hallway, you are guided to the first floor landing. Finished with carpet flooring and wallpapered walls, this space is complete with decorative features such as a coved ceiling. There are doorways leading to both bedrooms and the bathroom.

Bedroom One 9' 2" x 12' 11" (2.79m x 3.93m)

Accessed via the first floor landing, you are guided to the master bedroom. Finished with wood effect flooring and wallpapered walls, this space benefits from a built in storage cupboard whilst complete with two double glazed windows towards the front elevation of the property as well as a fitted radiator.

Bedroom Two 8' 1" x 12' 11" (2.46m x 3.93m)

Accessed via the first floor landing, you are welcomed into the second bedroom. Finished with carpet flooring and painted walls, this space benefits from a fitted radiator as well as two, double glazed window towards the rear elevation of the property.

Garden 25' 5" x 14' 9" (7.74m x 4.49m)

Accessed via the rear conservatory, you are lead into the rear garden. Decked throughout, this garden allows for ample outside dining space whilst also providing flower beds.

Off Street Parking

Towards the front of the property, there is a gated, brick driveway that allows parking for one vehicle. With minor alterations, there is the opportunity to make space for an open driveway that allows parking for multiple vehicles.





Belle Vue Estate Agents

501 Southchurch Road | Southend-on-Sea | SS1 2PH

Telephone: 01702 462 626

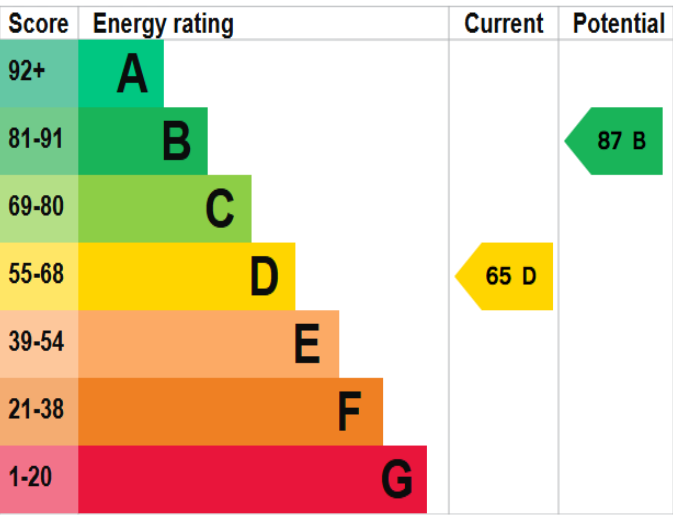
Email: enquires@bellevue-estates.co.uk

Website: www.bellevue-estates.co.uk

Floorplan



EPC Graph & Additional Information



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