

Three Bedroom, Semi Detached House For Sale - **Monthly Rental Of £2,100**

Mayfield Avenue Southend-On-Sea SS2 6NY



KEY FEATURES

- Three / Four Bedroom Property
- Cosy Lounge
- Bright Dining Room Leading to an Open Kitchen
- Shower Room En-Suite to Master Bedroom
- Family Bathroom
- Loft Conversion
- Thriving Rear Garden With Decked Seating Area
- Local to Southend Hospital, Popular Shops and Travel Links
- Off Street Parking
- Viewings Available Now

Description

Impeccably Presented, Three Bedroom with Additional Loft Room, Semi-Detached House! Belle Vue are happy to welcome this generously sized family home to the rental market. Offering a fantastic location, just a short drive from Southend Hospital as well as popular shops and amenities, this property encourages a family oriented lifestyle with it's cosy lounge, bright and open dining room with a seamless transition into a fully equipped kitchen and a thriving rear garden, paired with wooden decking for an ideal outdoor seating area-perfect for hosting friends and family alike. Including three, well balanced bedrooms, the first floor offers a modern bathroom suite as well as an en-suite shower room to the master bedroom, with a further staircase that guides you into the loft conversion, where an additional reception room can be versatile to the occupants needs. Ticking all the boxes, this property is complete with gas central heating, as well as a brick paved driveway towards the front of the property, providing ample off-street parking. Early viewings are advised!

Accommodation

Porch

At the front of the property, there is a secure porch accessed via double glazed, uPVC french doors. With tiled flooring and painted walls, there is a further leadlight window looking into the entrance lobby, with a further door leading into the house.

Entrance Lobby

Welcomed into the entrance lobby from the porch, this space is finished with wooden flooring, painted walls and a fitted radiator. With a rising staircase leading to the first floor, this space benefits from an under the stairs storage cupboard. From here, there are further doors leading to the lounge and the dining room.

Lounge 15' 10" x 10' 10" (4.82m x 3.30m)

Accessed from the entrance lobby, there is a generously sized lounge. With carpet flooring and painted walls, this space is complete with a double glazed, bay window towards the front of the property and a fitted radiator.

Dining Room 12' 7" x 9' 1" (3.83m x 2.77m)

Accessed from the entrance lobby, there is a bright and open dining room. With wooden flooring and painted walls, this space is complete with a fitted radiator as well as double glazed, french doors towards the rear of the property, providing scenic views of the rear garden. There is a further door way leading to the kitchen.

Kitchen 9' 10" x 10' 11" (2.99m x 3.32m)

Accessed from the dining room, there is a doorway that seamlessly leads into the kitchen. Comprised of both eye level and low level units, this space provides ample space to get creative, whilst housing amenities such as an oven, dual basin sink and plumbing for a washing machine. Benefiting from a double glazed window towards the rear elevation, this

space is finished with tiled splashback and recessed spot lighting.

First Floor Landing

From the rising staircase, you are guided onto the first floor landing. With carpet flooring and painted walls, this space benefits from a built in storage cupboard, as well as decorative features such as a picture rail. From here, there is a staircase leading to the loft conversion, as well as doors leading to the three bedrooms and the bathroom.

Master Bedroom 15' 10" x 10' 10" (4.82m x 3.30m)

From the first floor landing, you are welcomed into the master bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator, as well as a double glazed window towards the front elevation of the property. There is a further door leading to the shower room en-suite.

Ensuite Shower Room 4' 10" x 5' 2" (1.47m x 1.57m)

Within the master bedroom, there is a door leading to the shower room en-suite. Comprised of a low level W/C, hand wash basin and shower cubicle, this space is finished with tiled flooring, a fitted radiator, splashback wall tiling and a double glazed, obscured window towards the side elevation.

Bedroom Two 7' 0" x 9' 0" (2.13m x 2.74m)

From the first floor landing, there is a secondary bedroom. With carpet flooring and painted walls, this space is complete with a fitted radiator and a double glazed window towards the rear elevation.

Bedroom Three 8' 5" x 9' 0" (2.56m x 2.74m)

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

Bathroom 7' 6" x 4' 8" (2.28m x 1.42m)

From the first floor landing, there is a modern bathroom suite. Comprised of a bath, low level W/C, hand wash basin and wall mounted shower attachment, this space is finished with tiled flooring and matching splashback wall tiling. Benefiting from fitted radiator, this space is complete with two, obscured, double glazed windows towards the rear elevation of the property.

Loft Conversion 7' 7" x 10' 7" (2.31m x 3.22m)

Accessed from the staircase on the first floor landing, there is an additional room in the loft conversion. With carpet flooring and painted walls, there is an exposed brick accent wall as well as a double glazed, velux window.

Rear Garden

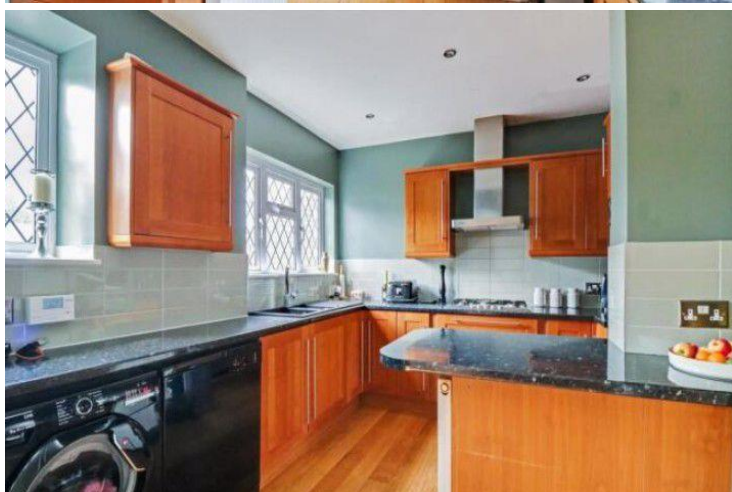
Accessed via the dining room, there is a generously sized, thriving rear garden. Mainly laid to lawn, this space offers a decked seating area for enjoying summer days outdoors, as well as a wood built shed for storage.

Off Street Parking

At the front of the property, there is a section of off street parking.

Agents Note

The photos shown are from a previous listing, however, they are a true likeness to the property's condition.





Floorplan



EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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