

Two Bedroom Semi Detached House For Rent - **Monthly Rental Of £1,400**

**Hamstel Road, Southend-On-Sea SS2 4LD**



## KEY FEATURES

- **2 Bedrooms**
- **Semi Detached House**
- **Double Glazing Throughout**
- **Close to Shops, Schools & Transport Links**
- **Garage**
- **Off Street Parking**
- **West Backing Garden**
- **Viewing Advised**
- **Available Now!**

## Description

Two Bedroom, Semi-Detached Home! Belle Vue are happy to welcome this bright, two bedroom property to the rental market. Within a prime location, close by to local shops and travel routes as well as schools and eateries, this property sits just a short drive from Southend City Center as well as Southend Seafront, all with easy access to the A127. The ground floor offers an expansive, open plan lounge diner that looks into the courtyard style rear garden, alongside a fully equipped kitchen. From here, there are stairs that lead to the first floor where you will find two good sized bedrooms as well as a modern shower room suite. Benefiting from electric heating, accompanied by solar panels, this property is made complete with a garage as well as off street parking! Early viewing is advised to truly appreciate this well presented home! Available Now!

## Accommodation

### **Porch** 2' 1" x 5' 10" (0.63m x 1.78m)

Accessed via double glazed doors and adjacent window, with a further double glazed door leading to the...

### **Hallway** 17' 8" x 5' 9" (5.38m x 1.75m)

Stairs leading to the first floor with a storage cupboard below. Fitted electric heater and plastered ceiling. Door leading to the...

### **Lounge/Diner** 19' 7" x 14' 7" (5.96m x 4.44m)

Double glazed patio doors to the rear elevation providing access and views over the garden. Fitted electric heaters, walls lights, coved and textured ceiling.

### **Kitchen** 9' 10" x 8' 4" (2.99m x 2.54m)

Double glazed door and window to the side elevation. Selection of fitted base units with an integrated oven, complimentary worktop, hob, sink and tiled splashback. Further selection of eye level units, plumbing for a washing machine and plastered ceiling.

### **Landing**

Textured ceiling with loft hatch. Doors leading to the...

### **Bedroom One** 14' 4" x 14' 7" (4.37m x 4.44m)

(Maximum dimensions). Double glazed window to the front elevation. Built in low level storage to the eaves and full height airing cupboard. Fitted electric heater, wall lights and plastered ceiling.

### **Bedroom Two** 10' 9" x 13' 6" (3.27m x 4.11m)

(Maximum dimensions). Double glazed window to the rear elevation overlooking the garden. Fitted electric heater and plastered ceiling.

### **Shower Room** 8' 10" x 6' 5" (2.69m x 1.95m)

Double glazed obscure window to the side elevation. Suite comprising of a WC, wash hand basin inset to a vanity unit and double shower cubical with a body jet shower. Tiled floor and walls, heated towel rail and plastered ceiling.

### **Off Street Parking**

Bloc paved front garden providing off street parking for 2 cars. Side access to rear garden.

### **Garage** 14' 2" x 8' 1" (4.31m x 2.46m)

Accessed via an up and over panelled door. Power and lighting.

### **Rear Garden** 24' 0" x 19' 0" (7.31m x 5.79m)

West backing bloc paved court yard style low maintenance garden with inset flower bed and lighting.



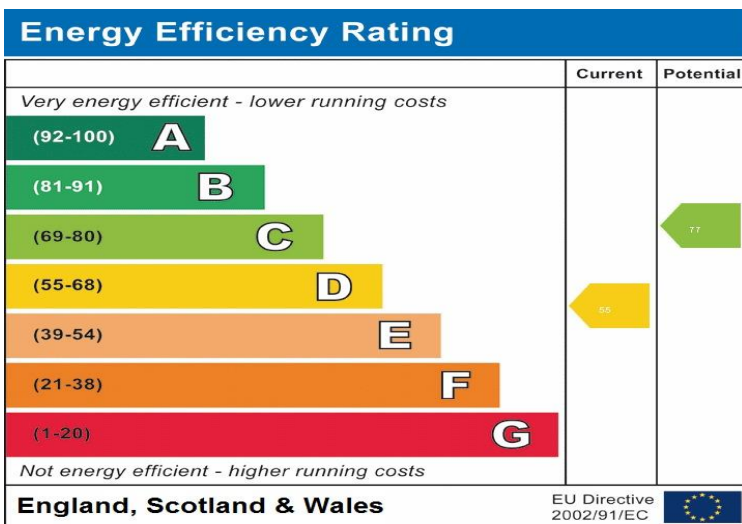


## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 ©2021

## 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.