

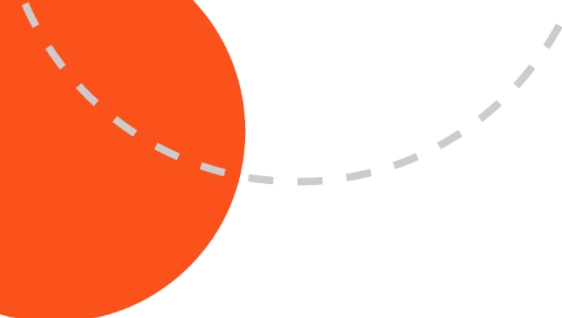


7, Radio Court, Southend-on-sea, SS2 6AW

Modern Two Bedroom House / Price: OIRO £345,000 / Tel: 01702 207720

**amos**





What a perfect property this will be for buyers keen to literally unpack the moving day boxes and start enjoying this fabulous **two bedroom** home straight away. Every room is well decorated with a high specification kitchen and quality cloakroom and bathroom suites. Some particular features are the spacious lounge with room for a dining table which overlooks the sunny South facing rear garden and in the first bedroom a large floor to ceiling window which illuminates the room. The developer, Bellway Homes enjoy a positive reputation for a high standard of workmanship and when combined with the maintenance provided by the seller who has lived here since new seven years ago this really is an exciting property listing for our firm.

The property is set within an attractive courtyard development which is a great setting for both retired buyers and young families with ease of access to local shops at Manners Way, green spaces at Priory Park, the A127 and Southend Airport. We have prepared a **360' virtual tour**, why not take a look and then quickly make an appointment to visit.

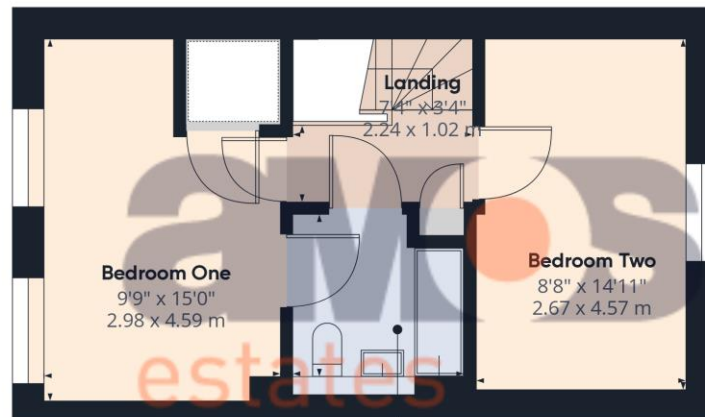
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# A space to call home.



Floor 0



**Bathroom**  
7'1" x 6'9"  
2.17 x 2.07 m



## Highlights

- / Modern Two Bedroom House
- / Welcoming Entrance Hall
- / Modern High Specification Kitchen
- / Lounge with Space for Dining Table
- / Ground Floor Cloakroom
- / Dual access Bathroom
- / Seven Years Old
- / Allocated Parking
- / EPC Rating B86





Composite entrance door leading to:

## Entrance Hall /

10'1 x 4'3

Wood floor covering, fitted mat, radiator, plastered ceiling, stairs with fitted carpet to first floor living space, power points, white wood doors off.

## Ground Floor Cloakroom /

4'6 x 3'2

White suite comprising of integrated toilet and wall mounted wash hand basin with tiled splashback, wood floor covering, radiator, double glazed window, plastered ceiling.

## Kitchen /

10'2 x 6'9

Stylishly fitted at both eye and base level with square edge working surface over, integrated dishwasher, oven, four ring gas hob, wall mounted extractor fan, stainless steel sink unit with mixer tap, appliance space for washing machine. wall mounted boiler, floor covering, double glazed window to front aspect, tiled work areas, power points, plastered ceiling.

## Lounge & Dining Room /

15'5 x 15'0

Double glazed entrance doors leading onto the rear garden, adjacent double glazed strip windows, two radiators, wood floor covering, plastered ceiling, power points, storage cupboard, space for dining table.



## Galleried Landing /

Stairs from ground floor, radiator, fitted carpet, power points, plastered ceiling, loft access, storage cupboard, white wood doors off:

## Bathroom /

7'1 x 6'9

White suite comprising of bath with mixer taps and integrated shower unit over, wall mounted sink and integrated toilet, radiator, floor covering, plastered ceiling, tiled wall areas, dual access doors, from landing and bedroom one.

## Bedroom One /

15'0 x 9'9

Two double glazed windows to front aspect, radiator, fitted carpet, plastered ceiling, power points, fitted wardrobe, storage cupboard with tank and solar panel system, access door to bathroom.

## Bedroom Two /

14'11 x 8'8

Double glazed window to rear aspect, fitted carpet, power points, plastered ceiling, radiator.

## Rear Garden /

Sunny South backing plot, paved patio area to the immediate rear, lawn, secure fenced boundaries and rear access gate, water tap, outside light.

## Front Garden /

Shingle area, outside light, shrub planting area, wall mounted box housing meters, clear storm canopy over door, allocated parking space plus visitors spaces.







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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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