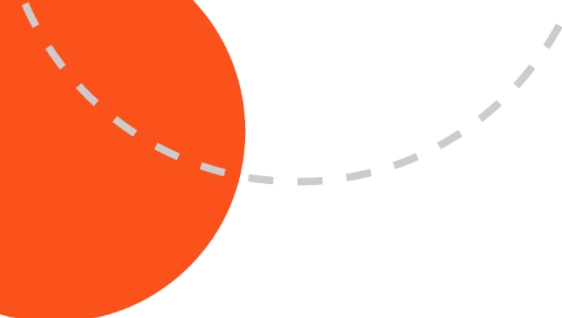




2, Poole Way, Southend-On-Sea, Essex, SS2 6AX
Two Bedroom Terraced House / Guide Price: £325,000 - £350,000 / Tel: 01702 207720







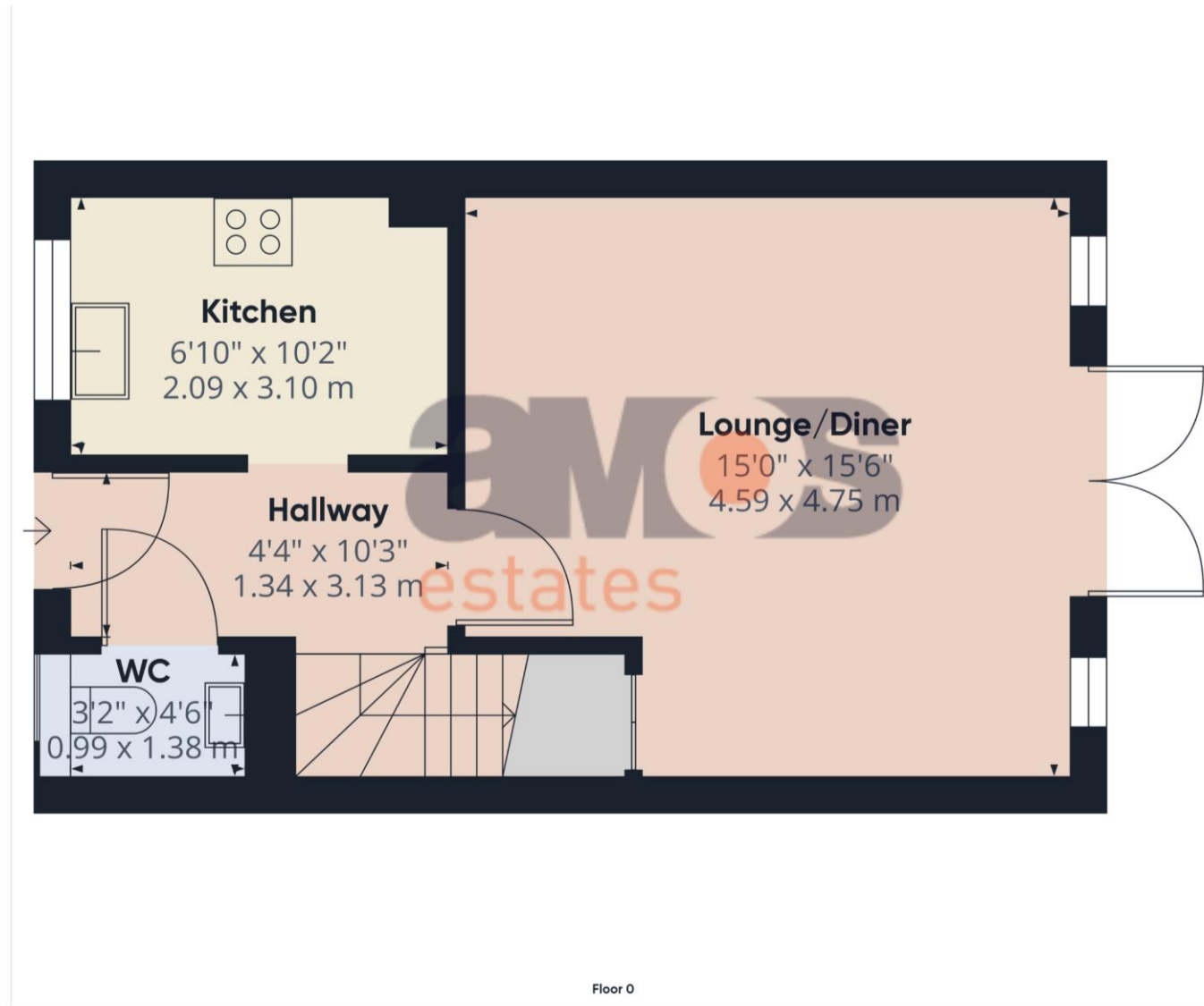
Walk through the front door of this modern two bedroom home and prepare to be impressed. The property delivers stylish, well decorated living space to include a useful ground floor cloakroom, a modern fitted kitchen, a bright lounge overlooking the garden with plenty of space for a dining table. Upstairs you will find two double bedrooms and a three piece bathroom with 'jack and jill' access from the landing and bedroom. Outside, you will find a low maintenance rear garden and one allocated parking space alongside visitors parking. The property also features fully paid for solar panels.

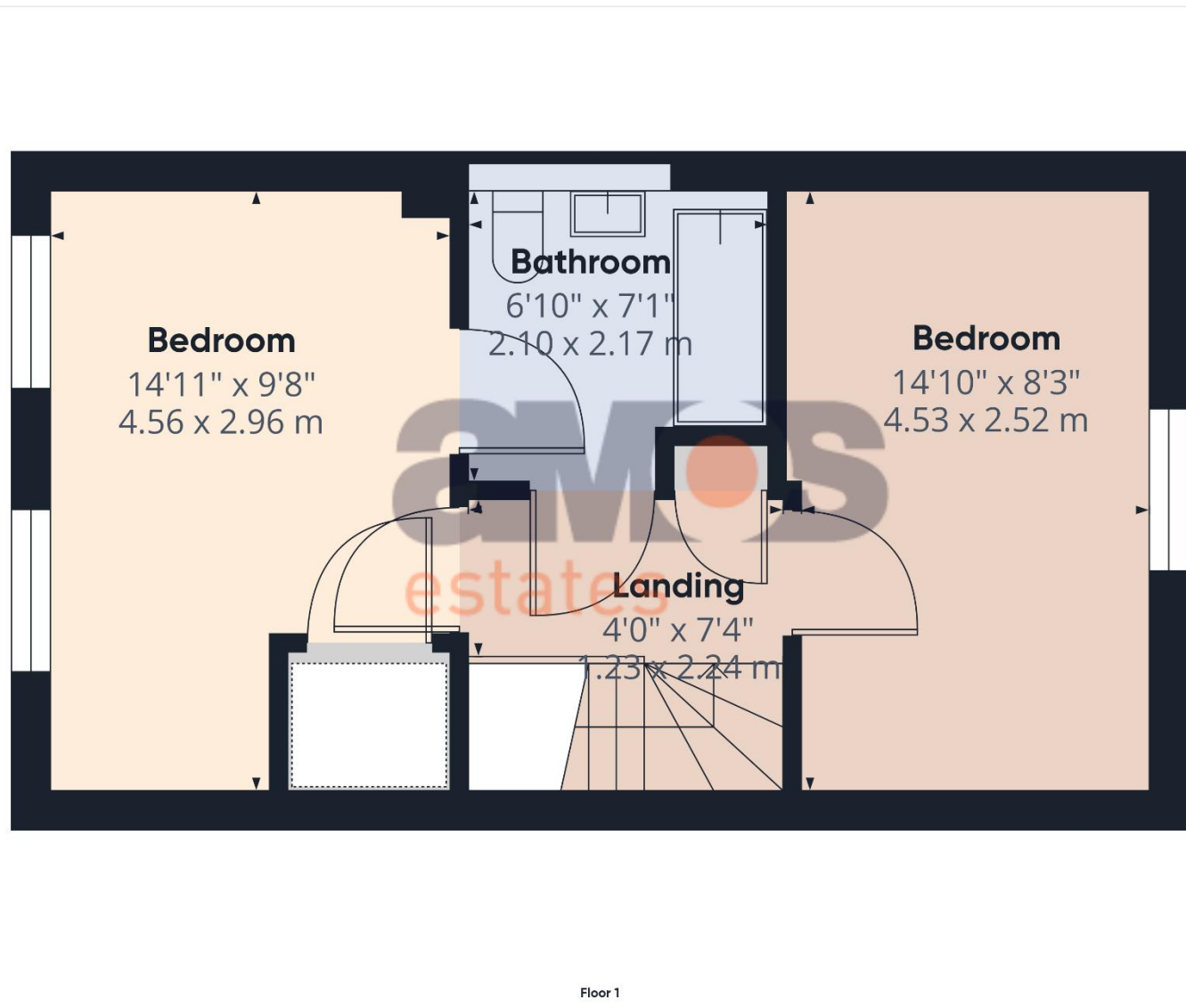
The property is set within an attractive courtyard development with ease of access to local shops at Manners Way, green spaces at Priory Park, the A127 and Southend Airport. We have prepared a [360' virtual tour](#), why not take a look and then quickly make an appointment to visit.

Find us on



**A space to
call home.**







Highlights

- / Two Double Bedroom House
- / Ground Floor Cloakroom
- / Modern Fitted Kitchen
- / Lounge with Space for Dining Table
- / Doors from Lounge onto Patio
- / 'Jack and Jill' Bathroom
- / Low Maintenance Rear Garden
- / Fully Paid for Solar Panels
- / Allocated Parking
- / 360' Virtual Tour Available
- / EPC Rating **B**





Composite entrance door leading to:

Entrance Hall /

10'3 x 4'4

Smooth plastered ceiling, wood effect floor covering, radiator, staircase with fitted carpet and wood balustrade to first floor living space, doors leading off:

Ground Floor Cloakroom /

4'6 x 3'2

Two piece suite comprising of wall mounted sink with mixer tap, low level w/c, double glazed window to front aspect, smooth plastered ceiling, wood effect floor covering, part tiled wall, radiator

Kitchen /

10'2 x 6'10

Stylishly fitted at both eye and base level with working surface over, integrated oven and four ring gas hob with extractor fan above, space for fridge/freezer and washing machine, 1.5 stainless steel sink unit with mixer tap and drainer, double glazed window to front aspect, smooth plastered ceiling, wood effect floor covering, power points.

Lounge/Diner /

15'6 x 15'0

Double glazed windows to rear aspect, smooth plastered ceiling, wood effect floor covering, understairs storage cupboard, double glazed patio doors to rear garden, space for dining room table, radiator, power points.



Galleried Landing /

7'4 x 4'0

Fitted carpet, loft access, storage cupboard, radiator, power points, doors leading off:

Bedroom One /

14'11 x 9'8

Double glazed windows to front aspect, smooth plastered ceiling, fitted carpet, storage cupboard, radiator, power points, access to bathroom.

Bedroom Two /

14'10 x 8'3

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

Bathroom /

7'1 x 6'10

Three piece suite comprising of wall mounted sink with mixer tap, integrated bath with mixer tap and shower unit with glass screen, low level w/c, tiled flooring and part tiled walls, smooth plastered ceiling, wall mounted storage cupboard, radiator.

Rear Garden /

Sun patio to immediate rear of property following round to the rear of the garden, artificial lawn area, secure fenced boundaries, wooden shed, water tap, rear access.

Front Garden /

Artificial lawn and shingle area, wall mounted box housing meters, one allocated parking space and visitors parking





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.

