

**DEDMAN  
GRAY**

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212 Victoria Road, Southend-On-Sea

£525,000





This character 3 Bed Semi-Detached House boasts ample space and is in a sought-after location. 3 generous bedrooms, 3 reception rooms, conservatory & utility room. Close to amenities & transport links. Garage, off-street parking.

Council Tax band: D

Tenure: Freehold

- Three good size bedrooms
- Three reception rooms
- Semi detached house
- Large ground floor WC
- Conservatory
- Utility Room
- Single Garage 18'5 x 7'9
- Close to Southchurch Park, seafront & Southend East rail station
- Garage & off street parking

#### **Entrance**

Glazed lead light entrance door with obscure sidelight to:

#### **Entrance Hall**

Stairs to first floor, wooden flooring, coving to textured ceiling, thermostat control switch, understairs storage cupboard with gas and electric meter and further storage cupboard housing cylinder, wooden flooring.

#### **Lounge**

15' 8" x 13' 6" (4.78m x 4.11m)

Double glazed bay window to front, wooden flooring, feature fireplace, coving to textured ceiling with central ceiling light.



### Second Lounge

12' 3" x 12' 1" (3.73m x 3.68m)

Double glazed patio doors leading to conservatory, one radiator, feature fireplace with inset gas fire with flue, picture rail, textured ceiling with beams.

### Large WC

Comprises a low flush wc, vanity wash hand basin with mixer taps and drawers under tiled floor, extractor fan, wall mounted cabinet with lighting, heated towel rail, coving to smooth plastered ceiling with downlighters.

### Dining Area

13' 8" x 9' 3" (4.17m x 2.82m)

Double glazed window to rear, glazed door leading to the conservatory, wooden flooring, textured ceiling, open plan to:

### Kitchen

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to rear and side with views overlooking the garden, stainless steel sink unit with mixer taps inset to worktop, a range of base and eye level unit's with 4 ring built in gas hob with extractor fan above, separate built in NEFF oven and grill, large built in chilled wine rack, integrated fridge, Siemens dishwasher, tiled floor and textured ceiling.

### Utility Room

11' 5" x 7' 7" (3.48m x 2.31m)

Obscure double glazed door leads to the garden, eye level cupboards with wooden work surfaces, plumbing for the washing machine under, one radiator, wash hand basin with cabinet above with mirror doors, Lino flooring, textured ceiling with extractor fan door leading to garage.

### Conservatory

10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed window to side and double glazed patio doors leading to the garden.

### First Floor Landing

Wooden flooring, loft hatch, slim cupboard for storage and doors to:







**Bedroom 1** 15' 8" x 13' 3" (4.78m x 4.04m)

Double glazed window to front, radiator, picture rail, smooth plastered ceiling.

**Bedroom 2** 12' 4" x 9' 1" (3.76m x 2.77m)

Double glazed window to rear overlooking the garden, fitted wardrobe to one wall with sliding doors, wooden flooring, radiator, picture rail.

**Bedroom 3** 8' 2" x 6' 5" (2.49m x 1.96m)

Double glazed window to front, wooden flooring, radiator.

**Bathroom** 8' 3" x 5' 8" (2.51m x 1.73m)

Obscure double glazed window to rear, panelled bath with mixer taps and shower attachment, low flush WC, vanity wash hand basin with mixer taps, mirror and cupboard, shower cubicle with Triton shower, heated towel rail, smooth plastered ceiling with downlighters, extractor fan.

**Rear Garden**

Raised composite decking area with external lighting and power point, steps down to a lawned rear garden with flower and shrub borders, small pond, external tap, stoned area to rear which is ideal for alfresco dining and access to the large greenhouse, shed to remain.

**Front Garden**

Block paved drive for off street parking and access to single garage.

**Garage**

Single Garage

18'5 x 7'9. Up and over door to front, door leading to utility room, power and lighting, workbench.









## Dedman Gray

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