

**DEDMAN
GRAY**

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3 Windermere Road, Southend-On-Sea

In Excess of £225,000



Ground floor 2-bed apartment near Southend East station. Fitted kitchen, spacious lounge, modern bathroom. 40' rear garden with lean-to. Close to shops 40' rear garden. No onward chain.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Two bed ground floor apartment
- Fitted kitchen
- Spacious lounge to front
- Three piece bathroom suite
- Own 40' rear garden
- Lean to
- Close to Southend East train station
- Easy access to local shops in Southchurch Road
- No onward chain

Own entrance door leading to:

Entrance Hall

wooden flooring, smooth plastered ceiling, one radiator, understairs storage cupboard, large inner hall with a further radiator and doors to the second bedroom and bathroom.

Lounge

16' 0" x 13' 8" (4.88m x 4.17m)

into the bay, double glazed window to front with bespoke blinds to remain, one radiator, fireplace, smooth plastered ceiling.

Bedroom 1

10' 6" x 8' 6" (3.20m x 2.59m)

Double glazed window to side, radiator, smooth plastered ceiling.

Bedroom 2

12' 4" x 7' 8" (3.76m x 2.34m)

Double glazed window to rear with views overlooking the garden, radiator, feature fireplace, smooth plastered ceiling.

Bathroom

8' 6" x 5' 3" (2.59m x 1.60m)

Obscure double glazed window to side, claw foot bath with rainfall shower over with mixer taps, wash hand basin with mixer taps, high flush WC, one radiator/towel rail, ornate coving to smooth plastered ceiling.

Kitchen

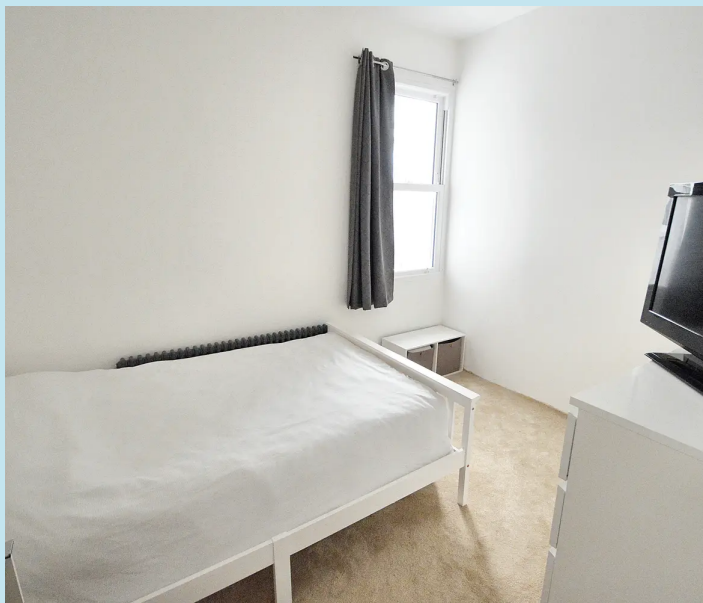
9' 8" x 9' 8" (2.95m x 2.95m)

Double glazed window and door to rear, butler sink with mixer tap, plumbing for a washing machine, recess for a range master cooker, base and eye level units with wooden worktop, small recess area housing the wall mounted boiler for hot water and gas central heating (not tested), wooden flooring.

Lean To

18' 4" x 9' 7" (5.59m x 2.92m)

Double glazed door and window to rear, looking over and giving access to the rear garden.





GARDEN

Laid to lawn. Shed to remain.





Dedman Gray

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