

**DEDMAN
GRAY**

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65-68 Sherwood Way

PRIVATE
PROPERTY

69 Sherwood Way, Southend-On-Sea

Asking Price: £255,000



Charming 3-bed mid-terrace in sought-after Hamstel area close to Waitrose. Lounge, kitchen, cloakroom, garden. Ideal investment with no chain. Patio, lawned garden, storage shed, parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 3 bedrooms
- Cloakroom
- Kitchen/breakfast Room
- Spacious Lounge overlooking the garden
- Bathroom
- No onward chain
- Requires modernisation
- Ideal First time purchase or Investment
- Hamstel Junior School catchment area
- Close to Waitrose Superstore

Entrance Hall

UPVC entrance door and obscure double glazed sidelight leading to the entrance hall - stairs leading to the first floor, one radiator, control switch and understairs storage cupboard.

Cloakroom

Obscure double glazed window to front, high flush WC

Lounge 17' 2" x 11' 4" (5.23m x 3.45m)

Double glazed window to rear over looking the garden, two radiators, thermostat control switch and double glazed patio doors leading to the garden

Kitchen 11' 4" x 8' 2" (3.45m x 2.49m)

Double glazed window to front, range of base and eye level units with recess for cooker, one radiator, stainless steel sink unit with mixer taps, smooth plastered ceiling

First floor landing

Built in cupboard housing a wall mounted boiler for the hot water and gas central heating, smooth plastered ceiling with loft hatch

Bedroom 1 11' 8" x 10' 7" (3.56m x 3.23m)

Double glazed window to rear, built in double wardrobe, smooth plastered ceiling

Bedroom 2 10' 7" x 9' 1" (3.23m x 2.77m)

Double glazed window to front, one radiator, built in cupboard

Bedroom 3 10' 6" x 8' 11" (3.20m x 2.72m)

Double glazed window to rear, one radiator, smooth plastered ceiling, fitted wardrobe with sliding mirror doors

Bathroom Obscure double glazed window to front, panelled bath, wash hand basin, low flush WC, one radiator





GARDEN

The garden commences with a paved patio area which leads to a lawned rear garden, the property has a side gate access, external tap and a brick built shed.

OFF STREET

1 Parking Space

There is a car park which is used on a first come first serve basis





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