



CUNNINGHAM CLOSE

SOUTHEND-ON-SEA, SS3 9YR

£275,000
FREEHOLD

FOUR BEDROOM FAMILY HOME, PRESENTED IN FANTASTIC CONDITION WITH, OFF-STREET PARKING, A LOW MAINTENANCE REAR GARDEN AND CONVENIENT GROUND-FLOOR WC. POSITIONED CLOSE TO WELL REGARDED SCHOOLS.

RP&C.
RICKY, PLANT  CHEN-PORTER

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- Four bedroom family home
- Deceptively spacious living space
- Secure entrance porch
- Well presented accommodation throughout
- First floor family bathroom and ground-floor WC
- Spacious lounge and additional kitchen/diner
- Low maintenance rear garden
- Convenient location close to amenities
- Strong rental yield
- Off-street parking



Spacious Four Bedroom Property in Shoeburyness

Well-presented four bedroom property in Shoeburyness offers an excellent opportunity to secure a high-yield addition to your portfolio. Currently achieving £1,650 per calendar month with a tenant in situ, it delivers immediate rental income and strong investment potential.

Internally, the home features a generous lounge/diner, a spacious kitchen/breakfast room, a ground floor WC, and a first-floor family bathroom. All rooms have been maintained to a high standard, offering a modern and comfortable living environment.

Externally, the property benefits from a low-maintenance rear garden, perfect for tenants seeking easy upkeep. Its location is equally appealing, situated close to highly regarded schools, local amenities, and excellent transport links.

With its strong rental return and superb presentation, this property represents a rare opportunity for discerning investors.

Four bedroom house

Entrance porch

Hallway

Ground-floor WC

Lounge

Kitchen/diner

Stairs to first floor

Bedroom one

Bedroom two

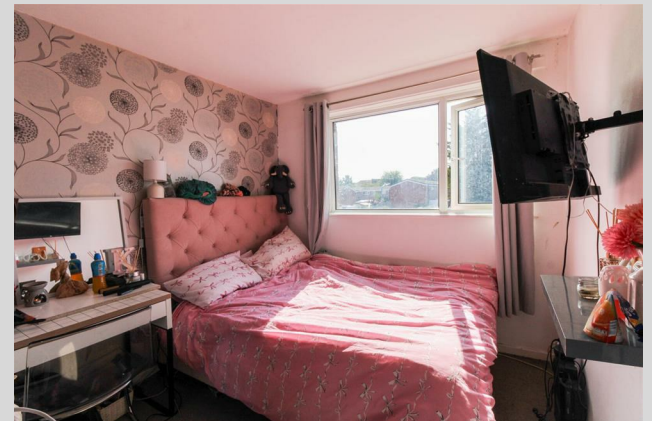
Bedroom three

Bedroom four

Shower-room

Low maintenance rear garden

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ADDITIONAL INFORMATION

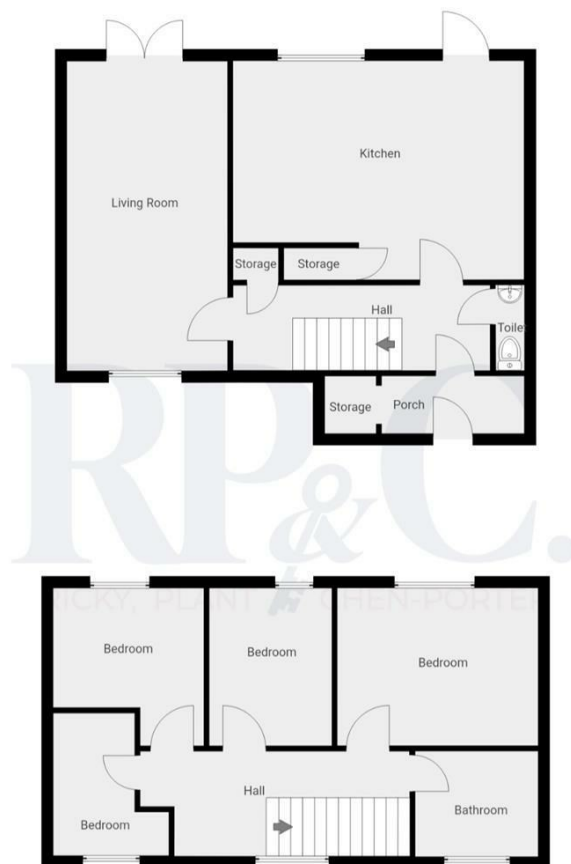
Local Authority – Southend Borough Council


Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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