

VICTORIA ROAD
SOUTHEND-ON-SEA, SS1 2TF

GUIDE PRICE £425,000
FREEHOLD

**** FOUR BEDROOM HOUSE WITHIN MOMENTS OF THE ICONIC SOUTHCHURCH PARK & PERFECT FOR COMMUTERS WITH EXCELLENT C2C RAIL LINKS - GUIDE PRICE £425,000-£450,000 ****

RP&C.
RICKY, PLANT & CHEN-PORTER

VICTORIA ROAD

- Spacious four bedroom family home
- Off-street parking for multiple vehicles
- Large rear garden
- Electric car charging point to front
- Sizeable and well presented accommodation
- Greenways school catchment
- Wonderful location close to Southend seafront
- A short stroll from the picturesque Southchurch Park
- Within easy reach of Southend East Train Station for direct access into Central London
- A fantastic home for growing families



Four bedroom end terraced house

Entrance hallway

Bay-fronted lounge

Dining room

Kitchen

Stairs to first floor

Bedroom one

Bedroom two

Bedroom three

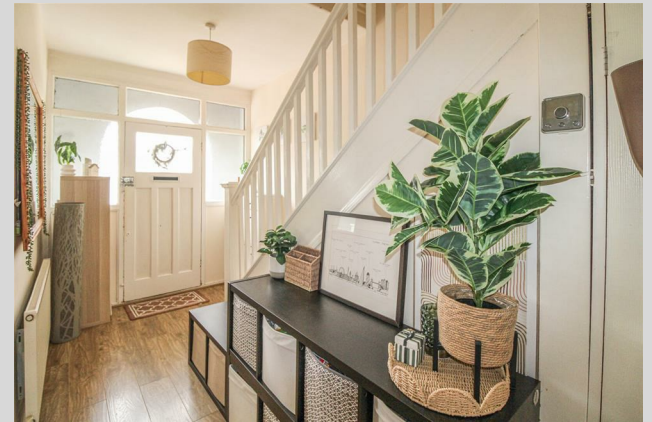
Bedroom four

Bathroom

Large rear garden

Off-street parking for two vehicles

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ADDITIONAL INFORMATION

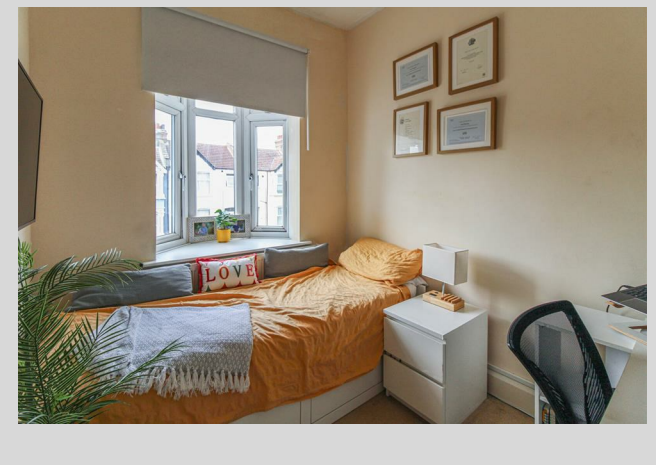
Local Authority – Southend

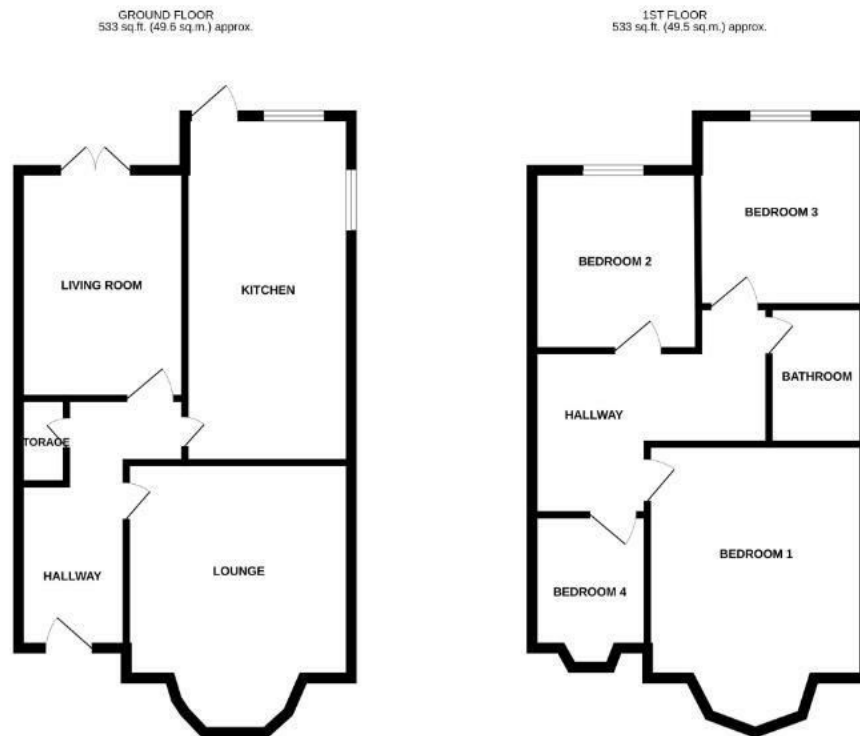
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Measure 32/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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

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