



Connells

Western Approaches
SOUTHEND-ON-SEA

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for sale guide price
£285,000



Property Description

****GUIDE PRICE £285,000-£310,000**** WELL PRESENTED TWO BEDROOM END-TERRACED HOUSE located in a popular residential area close to shops, local amenities and schools. Southend Airport is a short drive away and Cherry Orchard Jubilee Country Park is a short walk from the property.

On the ground floor, the property benefits from an entrance porch, spacious open plan lounge/diner, fitted kitchen and conservatory leading into the garden. The first floor benefits from two well proportioned bedrooms and fitted shower room.

The outside of the property benefits from a private landscaped low maintenance rear garden with a timber summer house, off road parking and garage to the rear.

VIEWING HIGHLY RECOMMENDED.

Lounge

19' 3" x 11' 1" (5.87m x 3.38m)

Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)

Conservatory

9' 5" x 15' 9" (2.87m x 4.80m)

Bedroom One

10' 4" x 12' 6" (3.15m x 3.81m)

Bedroom Two

8' 5" x 8' 8" (2.57m x 2.64m)

Shower Room

5' 5" x 6' 7" (1.65m x 2.01m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RAY308900



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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