



## Brunswick Road

Southend-on-Sea

- FREEHOLD FLAT
- APPROX 70FT GARDEN
- ONE DOUBLE BEDROOM
- DOUBLE GLAZING THROUGHOUT



## Guide Price £230,000

**\*\*FREEHOLD GROUND FLOOR FLAT\*\*** This one bedroom ground floor flat is well located in the highly desirable Southchurch Area. Nestled in close walking distance to Southchurch park, Southend East train station and all local amenities.







#### AGENTS NOTES

Hair & Son are delighted to offer this FREEHOLD one double bedroom ground floor flat. The property features a good sized living room with a bay fronted window and an original fireplace as well as tastefully retaining original features such as the coving which has been maintained well. Further to this you will find the double bedroom with double doors exiting to the rear garden, a fitted kitchen with built-in electric oven with ceramic hob. and plumbing for washing machine and slimline dishwasher. Finally to the rear you will find a modern three piece bathroom with tiled flooring and walls.

Further benefits include large rear garden measuring approximately 70ft with an immediate patio area, double glazing throughout, newly installed boiler within the last three years.

This one bedroom ground floor is well located in the highly desirable Southchurch Area. Nestled in close walking distance to Southchurch park, Southend East train station and all local amenities.

**ENTRANCE HALL****LIVING ROOM**

16' 5" x 13' 1" (5m x 3.99m)

**BEDROOM**

13' 7" x 10' 3" (4.14m x 3.12m)

**KITCHEN**

10' 8" x 8' 6" (3.25m x 2.59m)

**BATHROOM**

6' 7" x 6' 2" (2.01m x 1.88m)

**GARDEN****STORAGE****TENURE**

\*FREEHOLD ONLY\*

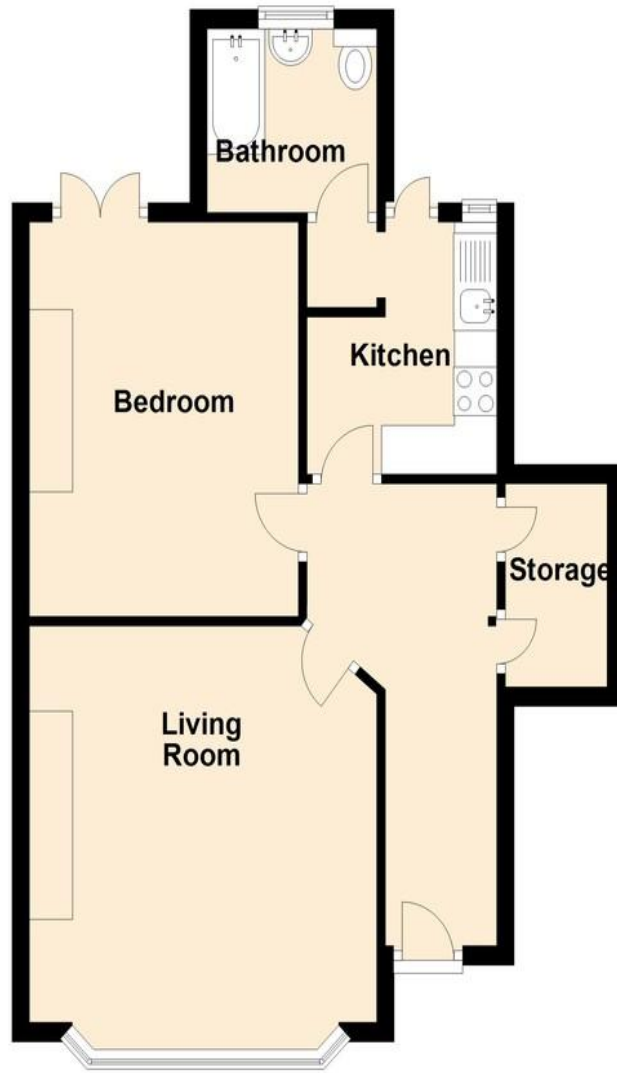
EPC RATING - D

COUNCIL TAX BAND - A

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

## Ground Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 50.3 sq. metres (541.4 sq. feet)

Regulated by RICS

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