



East Street

Southend-on-Sea

- CURRENT TENANT PAYING £875PCM
- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS



Guide Price £240,000

****BUY TO LET INVESTMENT ONLY**** Hair & Son present this two bedroom semi detached house situated in Prittlewell within approximately 1/4 mile from Prittlewell Railway Station and less than a mile walk into Southend Town Centre with local shops, schools and bus routes. The property benefits from gas central heating and its own rear garden approximately 50' deep.



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The property is to be sold only with a tenant in situ, so a buy to let investment only.

The current tenant is paying £875pcm. Although there would be scope to increase the rent.

LOUNGE

13' 4" x 11' 6" (4.06m x 3.51m) Window to front. Fire surround. Door through to dining room.

DINING ROOM

13' 4" x 10' 10" (4.06m x 3.30m) Window to rear. Understairs storage space. Door through to kitchen.

KITCHEN

8' x 8' 6" (2.44m x 2.59m) reducing to 5' 2" Worktops and cupboards. Plumbing for washing machine. Electric cooker point. Wood effect vinyl to floor. Window to side. Door onto rear garden. Sliding door through to bathroom/wc

BEDROOM ONE

13' 6" x 11' 4" (4.11m x 3.45m) Two windows to front. Radiator.

BEDROOM TWO

13' 6" x 11' (4.11m x 3.35m) Window to rear. Radiator.

BATHROOM/WC

2.44m x 1.65m (8' x 5' 5") reducing to 3' 2" White bathroom suite. Window to side. Wood effect vinyl to floor. Radiator.

REAR GARDEN

Rear garden approximately 50' deep laid to lawn with decked area.

TENURE

LEASE REMAINING - 100 YEARS

EPC - TBC

COUNCIL TAX - B

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.

Regulated by RICS

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