



## Bournemouth Park Road

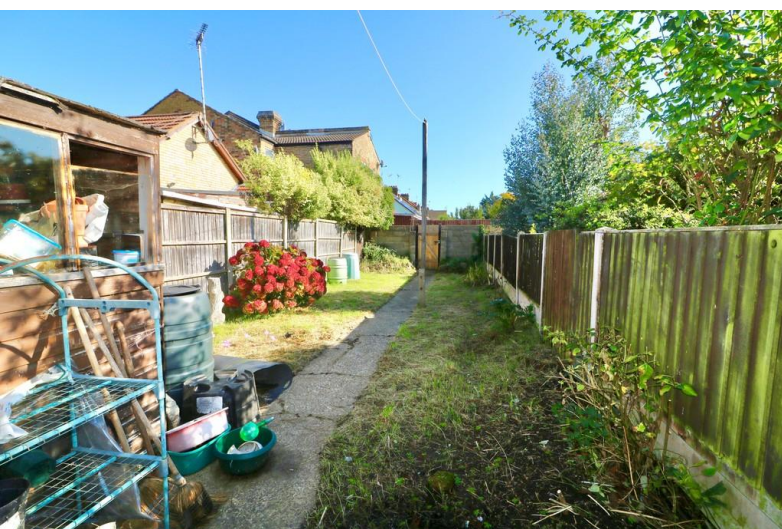
Southend-on-Sea

- MID TERRACED HOUSE
- THREE BEDROOMS
- REAR GARDEN
- TWO RECEPTION ROOMS

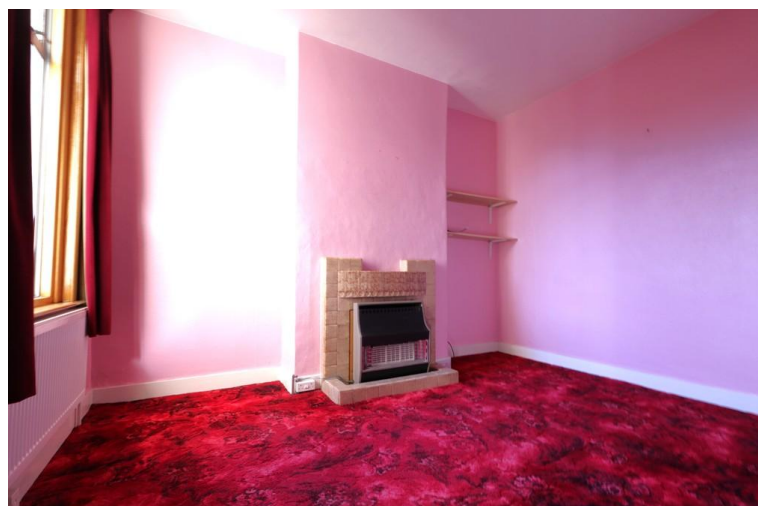
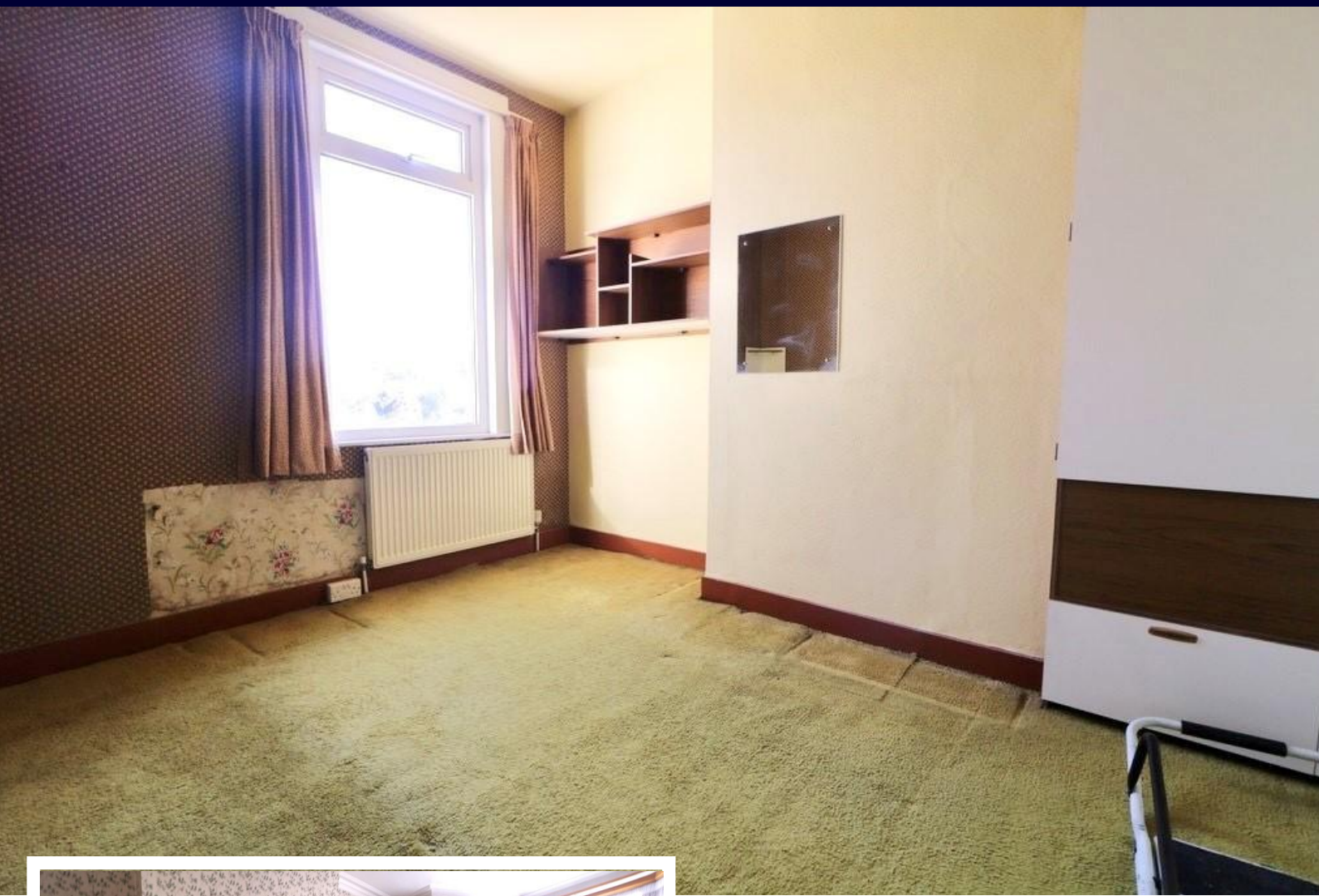


**£275,000**

A three bedroom mid terraced house in need of modernisation throughout but presents a fantastic opportunity for a future buyer, featuring two reception rooms, a good size kitchen and family bathroom and a well presented garden to the rear.







Hair & Son are pleased to bring to market this three bedroom mid terraced house in this central Southend-on-Sea location which is within a 4 minute drive and a 15 minute walk to Southend Victoria train station.

The property is in need of modernisation but has huge potential throughout, offering a fantastic opportunity for a buyer to put their own stamp on and make it a perfect family home.

The internal accommodation comprises of two great sized reception rooms, including a bay fronted living room to the front and a further reception which could be used as a dining room. Lastly you have a fitted kitchen, a back door to access the garden can also be found here.

Upstairs you have two double bedrooms and a further single bedroom which is located to the front of the property. Additionally you have a good sized and well presented three piece family bathroom consisting of a shower, wash hand basin, a low level w/c and a heated towel rail.



The garden is a mixture of a hard standing patio area as well as grass laid to lawn, a garden shed is also featured.

The property is offered to the market with vacant possession, therefore there is no onward chain.

#### **PORCH**

3' 4" x 2' 7" (1.02m x 0.79m)

#### **HALLWAY**

23' 7" x 5' 3" (7.19m x 1.6m)

#### **LIVING ROOM**

15' 7" x 11' 9" (4.75m x 3.58m)

#### **DINING ROOM**

12' 2" x 9' 9" (3.71m x 2.97m)

#### **KITCHEN**

12' 2" x 5' 2" (3.71m x 1.57m)

#### **BEDROOM ONE**

15' 3" x 10' 0" (4.65m x 3.05m)

#### **BEDROOM TWO**

12' 3" x 9' 9" (3.73m x 2.97m)

#### **BEDROOM THREE**

9' 9" x 5' 3" (2.97m x 1.6m)

#### **BATHROOM**

9' 3" x 9' 2" (2.82m x 2.79m)



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.



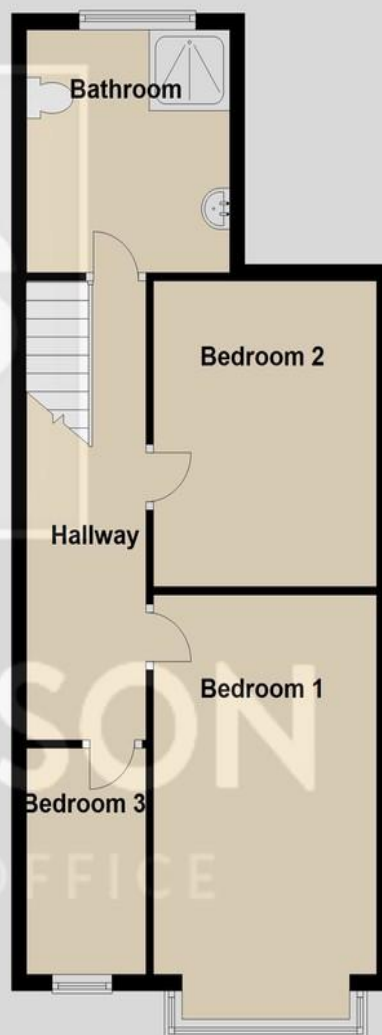
## Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



## First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



Total area: approx. 91.9 sq. metres (989.4 sq. feet)

Regulated by RICS

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