



## Coniston

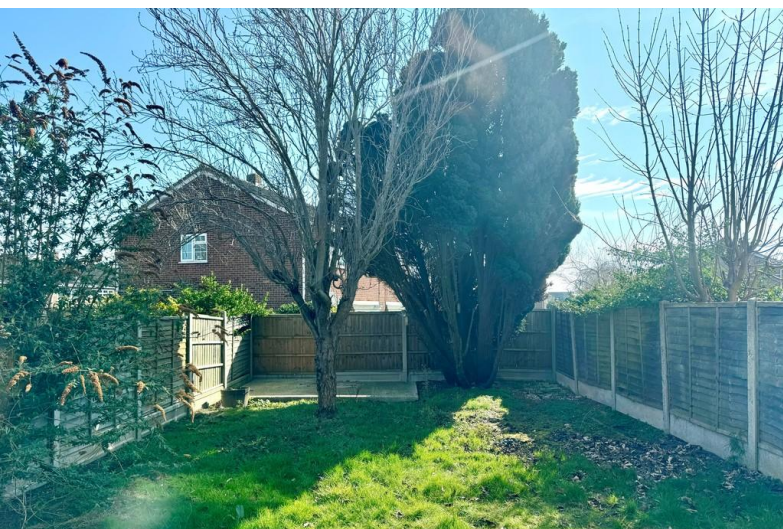
Southend-on-Sea

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO ONWARD CHAIN
- SITUATED IN A QUIET CUL-DE-SAC LOCATION



## Offers In Excess Of £320,000

**\*\*NO ONWARD CHAIN\*\*** A vacant three bedroom semi detached home situated in a quite cul-de-sac location, offered to the market with vacant possession.







A great opportunity to acquire a vacant three bedroom semi detached house in a popular residential area with close access to many transport links, the A127, local schools and parks.

This would be an ideal investment purchase or for a first time buyer looking to get on the property ladder.

When entering the property you are greeted into an entrance hall that provides access to the spacious living room which is where you will also find the stairs to the first floor. This space flows into the open plan kitchen and dining room with French doors giving access to the well maintained rear garden. An array of natural light is provided through the doors and windows on the ground floor.

The first floor features two double bedrooms, and a further single bedroom at the front of the property. The family bathroom comprises of a panelled



bathtub with an overhead shower attachment, a wash hand basin and a low level wc.

The property also has the added benefit of off road parking to front adding extra convenience.

Offered to the market with vacant possession, therefore no onward chain.

### **LIVING ROOM**

15' 6" x 15' 3" (4.72m x 4.65m)



### **KITCHEN/DINER**

15' 6" x 8' 10" (4.72m x 2.69m)

### **BEDROOM ONE**

12' 7" x 8' 7" (3.84m x 2.62m)

### **BEDROOM TWO**

11' 7" x 8' 4" (3.53m x 2.54m)

### **BEDROOM THREE**

8' 0" x 6' 5" (2.44m x 1.96m)



### **BATHROOM**

6' 8" x 6' 5" (2.03m x 1.96m)

### **GARDEN**

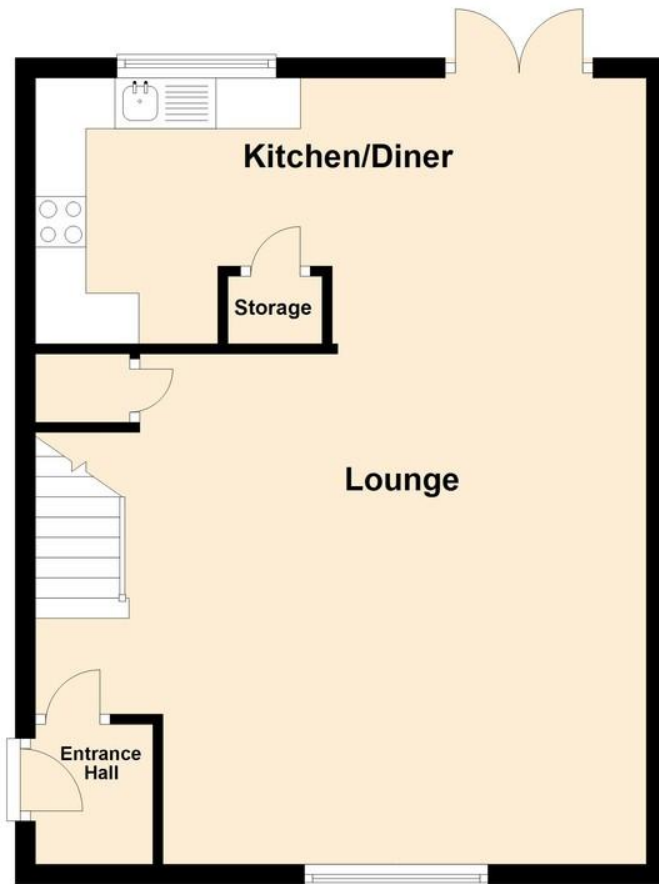
### **OFF ROAD PARKING**

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.



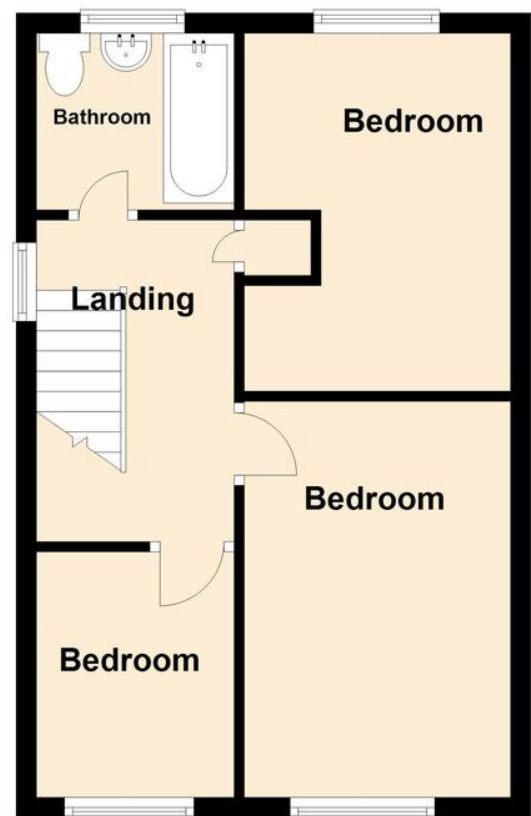
## Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)

Regulated by RICS

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