



STUART THOMAS
ESTATES



- GOOD SIZE REAR GARDEN
- OFF STREET PARKING
- THREE BEDROOMS
- CONSERVATORY/LEAN TO

25 Philpott Avenue, Southend-on-Sea, SS2 4RJ

Guide Price £300,000

An excellent opportunity for either a first time buyer or investor to acquire this three bedroom family home with off street parking and a good size rear garden.



Property Description

ENTRANCE PORCH

Lead light glazed entrance door and side screen leads to the entrance porch. Laminate flooring. Part glazed door leads to the entrance hall.

ENTRANCE HALL

Stairs to the first floor. Radiator.

LOUNGE

Double glazed window to the front. Radiator. Atrexed chimney breast. Twin sliding doors lead to the kitchen/diner.

KITCHEN/DINER

Fitted with a range of units at eye and base level with work surfaces over. Single drainer stainless steel sink unit. Built in cupboard. Double glazed window to the rear. Radiator. Double glazed sliding patio doors lead to the conservatory.

CONSERVATORY/LEAN TO

Double glazed patio doors lead to the rear garden.

LANDING

Access to the loft.

BEDROOM ONE

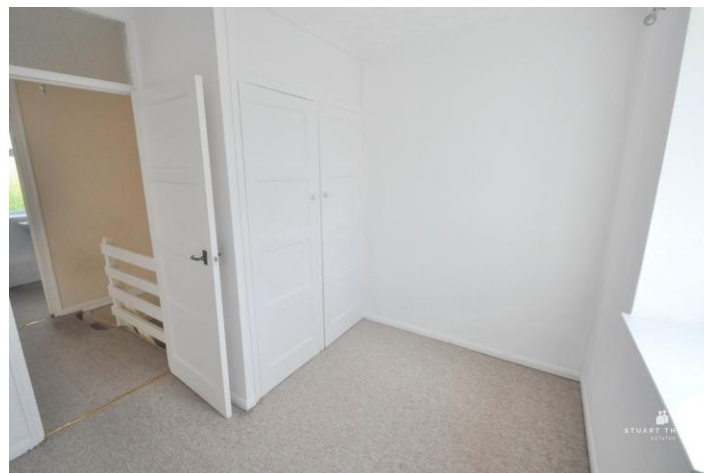
Double glazed window to the front. Radiator. Storage cupboard.

BEDROOM TWO

Two double glazed windows to the rear. Radiator. Two cupboards one housing the gas fired combi boiler.

BEDROOM THREE





Double glazed window to the front. Radiator. Built in wardrobe cupboard.

BATHROOM

Low level wc pedestal wash basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the rear. Radiator.

PARKING

Off street parking to the front for one vehicle.

FRONT GARDEN

Laid to lawn with flower borders. Side access to the rear garden.

REAR GARDEN

In excess of 50' laid to lawn with a paved patio and screen fencing. Side access to the front. Brick built outbuildings.

GENERAL

Tenure Freehold

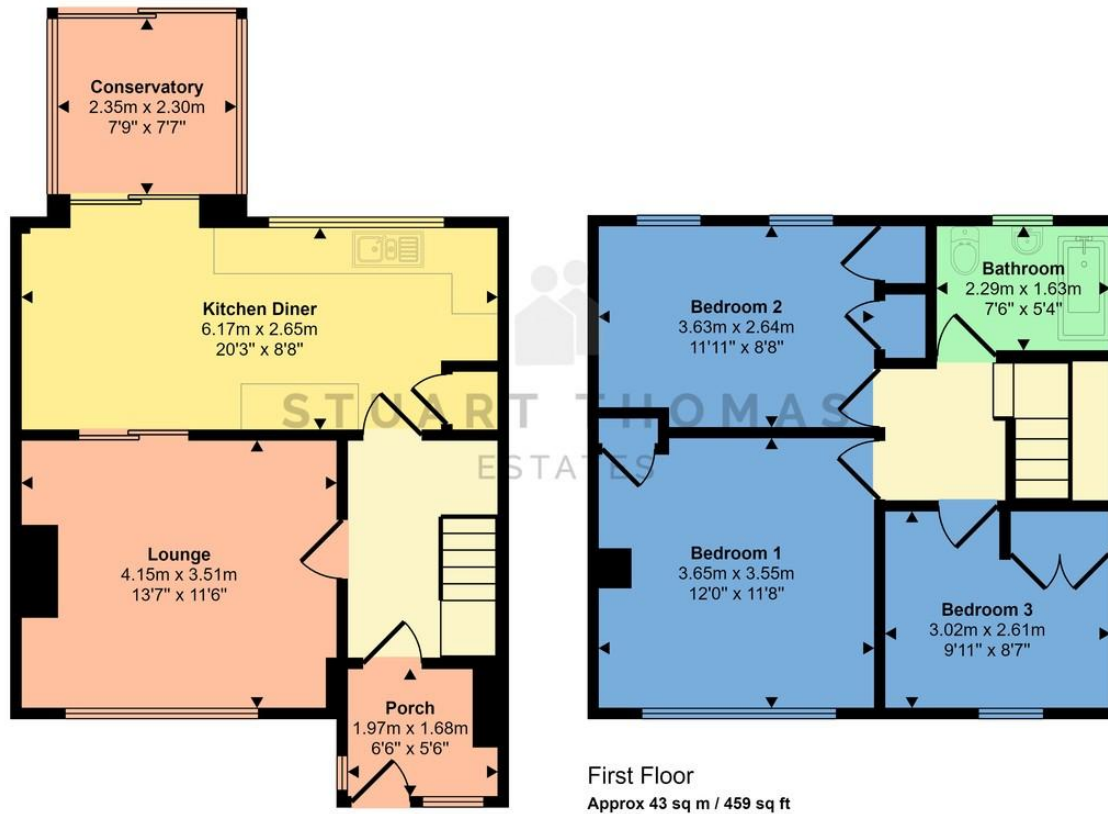
Southend Borough Council

Council Tax Band B

NB We understand this property was originally of a non standard instruction. Works have been carried out further details are available on request.



Approx Gross Internal Area
91 sq m / 978 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements