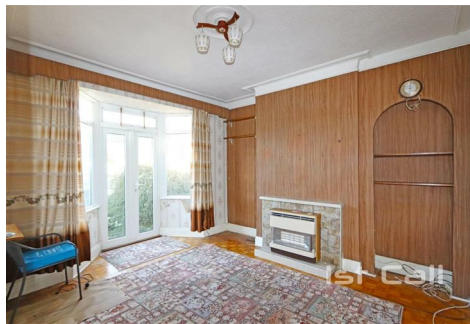


Ist Call

SALES AND LETTINGS



Kensington Road, Southend-On-Sea, SS1 2SZ

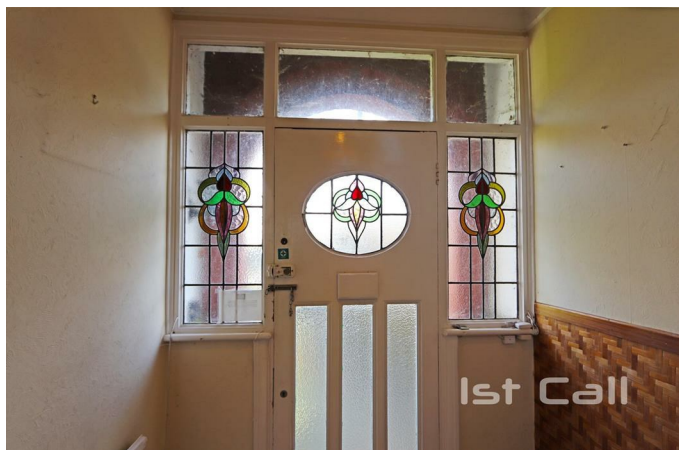
Offers Over £350,000

The perfect project? This three bedroom semi detached family home is in need of general modernisation throughout but offers great potential and is situated in a very popular location being close to Southchurch Park and within easy access of the seafront, Southend East rail station and within Greenways School catchment. Offering a lounge, separate dining room, kitchen and shower room to the ground floor, the first floor offers three bedrooms and a family bathroom. Benefitting from double glazed windows and a large west facing rear garden, the property is being offered with no onward chain and an internal viewing is recommended.

Accommodation Comprising

Recessed front door with coloured lead lite insert leading to...

Entrance Hall



Two coloured lead lite windows to front, staircase to first floor, understairs storage cupboards, radiator, coved ceiling with ceiling rose, doors off to...

Lounge 14'7 into bay x 11'4 (4.45m into bay x 3.45m)



Double glazed bay window to front, radiator, feature tiled fireplace with matching hearth, coved ceiling with ceiling rose...



Dining Room 14'7 into bay x 11'5 (4.45m into bay x 3.48m)



Double glazed bay to rear with french doors to the garden, wall mounted gas fire also serving as back boiler for the central heating & hot water (we understand that the boiler has been condemned and will need replacing), parquet style wood block flooring, coved ceiling with ceiling rose...



Kitchen 9' x 8'11 (2.74m x 2.72m)



Fitted base units with working surfaces over, inset single drainer stainless steel sink unit, gas cooker, space and plumbing for washing machine, wall mounted units, tiled splashbacks, window to side, part glazed door and window to...



Lean To 7'2 x 5'2 (2.18m x 1.57m)



Glazed to side and rear aspect with door to the garden, door to...

Shower Room



Suite comprising enclosed shower cubicle, wall mounted wash hand basin, low level W.C., electric panel heater, extractor fan, obscure glazed window to rear...

First Floor Landing

Window to side, built in storage cupboard, loft access, doors off to...

Bedroom 1 14'8 into bay x 13'3 (4.47m into bay x 4.04m)



Double glazed bay window to front, radiator, built in alcove storage cupboard, coved ceiling...

Bedroom 2 13'3 x 12'3 (4.04m x 3.73m)



Double glazed window to rear, radiator, feature cast iron fireplace, built in alcove airing cupboard housing hot water cylinder...

Bedroom 3 7'11 x 7'3 (2.41m x 2.21m)



Double glazed window to front...

Bathroom 7'2 x 6'4 (2.18m x 1.93m)



Suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., radiator, fully tiled walls, obscure double glazed window to rear...

Externally

Front Garden

Offering potential for off street parking subject to Local Authority planning consent being sought and granted...

Rear Garden



West facing, approx. 65' in depth, mostly laid to lawn with side borders, gate providing side access...



Floor Plan



TOTAL FLOOR AREA: 1059 sq.ft. (98.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.