

Ist Call

SALES AND LETTINGS



Butterys, Southend on Sea, SS1 3DT

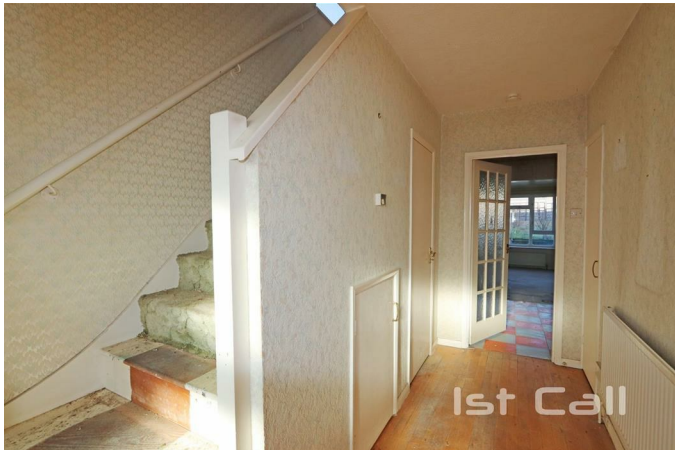
Offers Over £375,000

Located within this sought after cul de sac and ideally situated for Southchurch Park, Greenways School, the seafront and Southend East rail station this deceptively spacious extended three bedroom semi detached house is in need of modernisation but offers great potential to create a fine family home and is being offered for sale with no onward chain. Benefitting from two large reception rooms as well as a 21'10 kitchen/ diner there is also a cloakroom to the ground floor whilst the first floor offers three double bedrooms and a family bathroom. Situated on a larger than average 'fan' shaped plot the garden wraps to the rear and side of the property and there is also the benefit of off street parking and a garage. Viewing essential.

Accommodation Comprising

Double glazed french doors leading to enclosed storm porch with further obscure glazed door to...

Entrance Hall



Staircase to first floor, radiator, built in storage cupboard, doors off to...

Cloakroom



White suite comprising pedestal wash hand basin, low level W.C., tiled splashbacks, obscure double glazed window to side...

Lounge 22'1 x 14'10 < 9'1 (6.73m x 4.52m < 2.77m)



Double glazed window to front, double glazed

french doors leading to rear living room, two radiators, original wood flooring, coved ceiling...



Kitchen/ Diner 21'10 x 10' (6.65m x 3.05m)



Range of fitted base units with complementing working surfaces over, inset single drainer stainless steel sink unit, gas cooker point, floor standing gas central heating & hot water boiler, matching wall mounted units, tiled splashbacks, radiator, large double glazed window to rear, additional double glazed window and stable door to side, door to...



Rear Living Room 12'3 x 11'2 (3.73m x 3.40m)



Double glazed french doors and windows to rear garden, two radiators, polycarbonate roof...

Bedroom 2 12'11 x 9'10 (3.94m x 3.00m)



Double glazed window to rear, radiator, built in wardrobe cupboard...

First Floor Landing

Double glazed window to side, built in airing cupboard housing hot water cylinder, radiator, loft access, doors off to...

Bedroom 1 12'11 x 12' (3.94m x 3.66m)



Double glazed window to front, radiator, built in wardrobe cupboard...



Bedroom 3 8'10 x 8'8 (2.69m x 2.64m)



Double glazed window to rear, radiator...



Bathroom 8'9 x 7'11 (2.67m x 2.41m)



Suite comprising oversized glazed shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, built in storage cupboard, obscure double glazed window to front...

Externally



Front Garden

Mostly paved with driveway providing off street parking and giving access to...

Garage 17'1 x 8'3 (5.21m x 2.51m)



With roller door, power and light connected...

Rear Garden



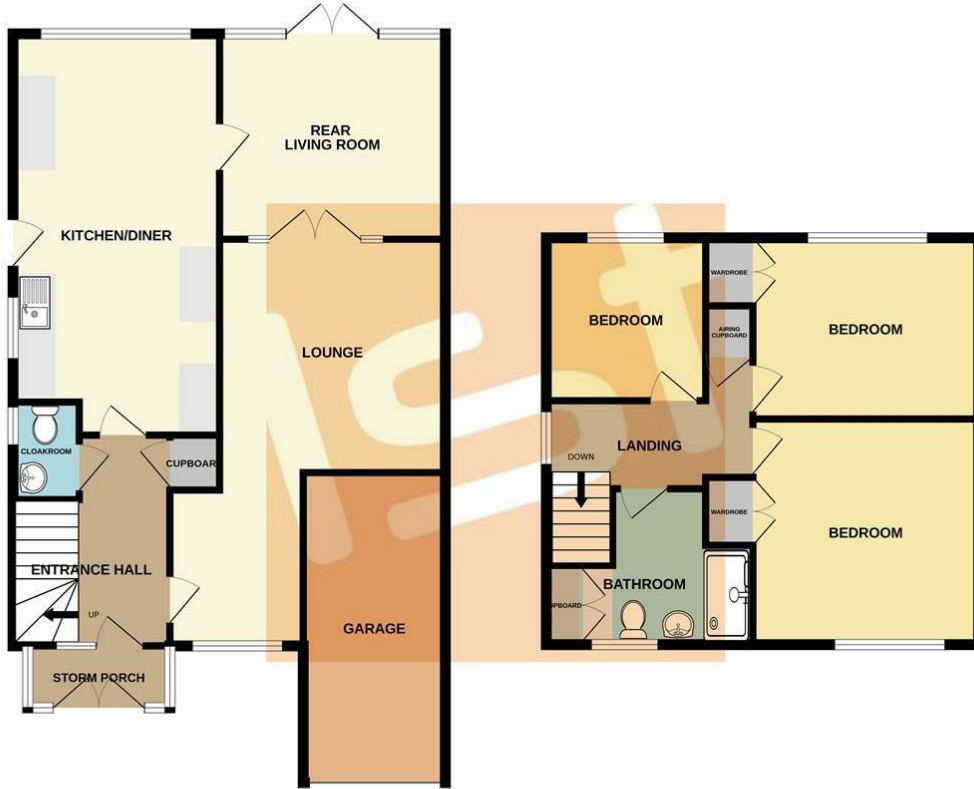
Large 'fan' shaped plot wrapping around side and rear of property offering potential to extend or add a garden building, concreted patio area, variety of raised beds, remainder mostly laid to lawn, gate providing side access...



Floor Plan

GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



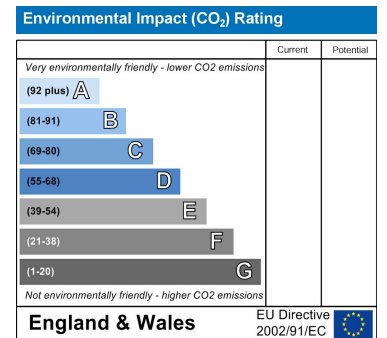
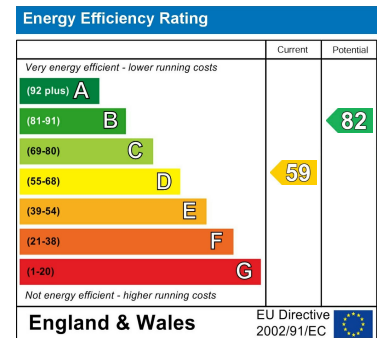
TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.

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



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