

# Ist Call

SALES AND LETTINGS



## Woodgrange Drive, Southend-On-Sea, SS1 2SE

**£375,000**

Situated in a great location being close to Southchurch Park, the seafront and Southend East rail station this three bedroom semi detached house is in need of general modernisation but offers the potential to create a great family home. With a spacious lounge/ diner and kitchen to the ground floor, the first floor offers three bedrooms and a family bathroom. With off street parking, garage and a south facing rear garden the property is ready and waiting for you to put your stamp on it.

### Accommodation Comprising

Twin timber doors providing access to enclosed storm porch. Further front door with coloured lead lite insert to...

### Entrance Hall



Original coloured lead lite window to front, staircase to first floor, understairs storage cupboard housing gas central heating & hot water boiler (we understand the boiler was turned off a number of years ago and has not been used since and will therefore probably need replacing), plumbing for radiator, coved ceiling, doors off to...

### Dining Room 12'6 x 10'10 (3.81m x 3.30m)



Glazed door and window to rear garden, radiator, laminate wood flooring, smooth plastered coved ceiling with ceiling rose, twin obscure glazed sliding doors to...



### Lounge 14'2 into bay x 12'8 (4.32m into bay x 3.86m)



Double glazed bay window to front, radiator, feature fireplace with electric remote operated fire, coved ceiling with ceiling rose...

### Kitchen 8'11 x 8'1 (2.72m x 2.46m)



Range of oak effect fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with concealed extractor hood over, separate integrated double oven, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling, window to rear...

### First Floor Landing

Obscure double glazed window to side, loft access (we are advised that there is a drop down ladder and the loft space is mostly boarded for flooring and partially plaster boarded), coved ceiling, doors off to...

### Bedroom 1 14' into bay x 12'1 (4.27m into bay x 3.68m)

Double glazed bay window to front, radiator, feature tiled fireplace with inset gas fire, picture rail...

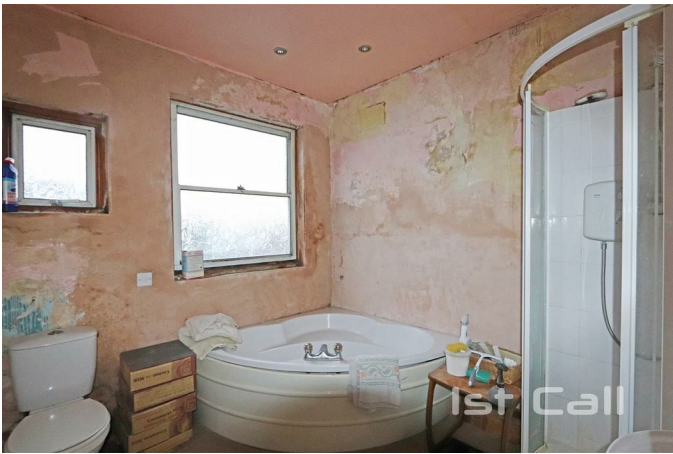
### Bedroom 2 12'6 x 11' (3.81m x 3.35m)

Double glazed window to rear, picture rail...

### Bedroom 3 7'3 x 7'2 (2.21m x 2.18m)

Double glazed window to front, picture rail...

### Bathroom 9' x 8'3 (2.74m x 2.51m)



Suite comprising panelled corner bath with mixer tap, separate enclosed shower cubicle, pedestal wash hand basin, low level W.C., radiator, smooth plastered ceiling with inset spotlights, obscure double glazed sash window to rear, additional obscure double glazed window to rear...

### Externally

#### Front Garden

Paved providing off street parking and giving access to shared driveway to side leading to...

#### Garage

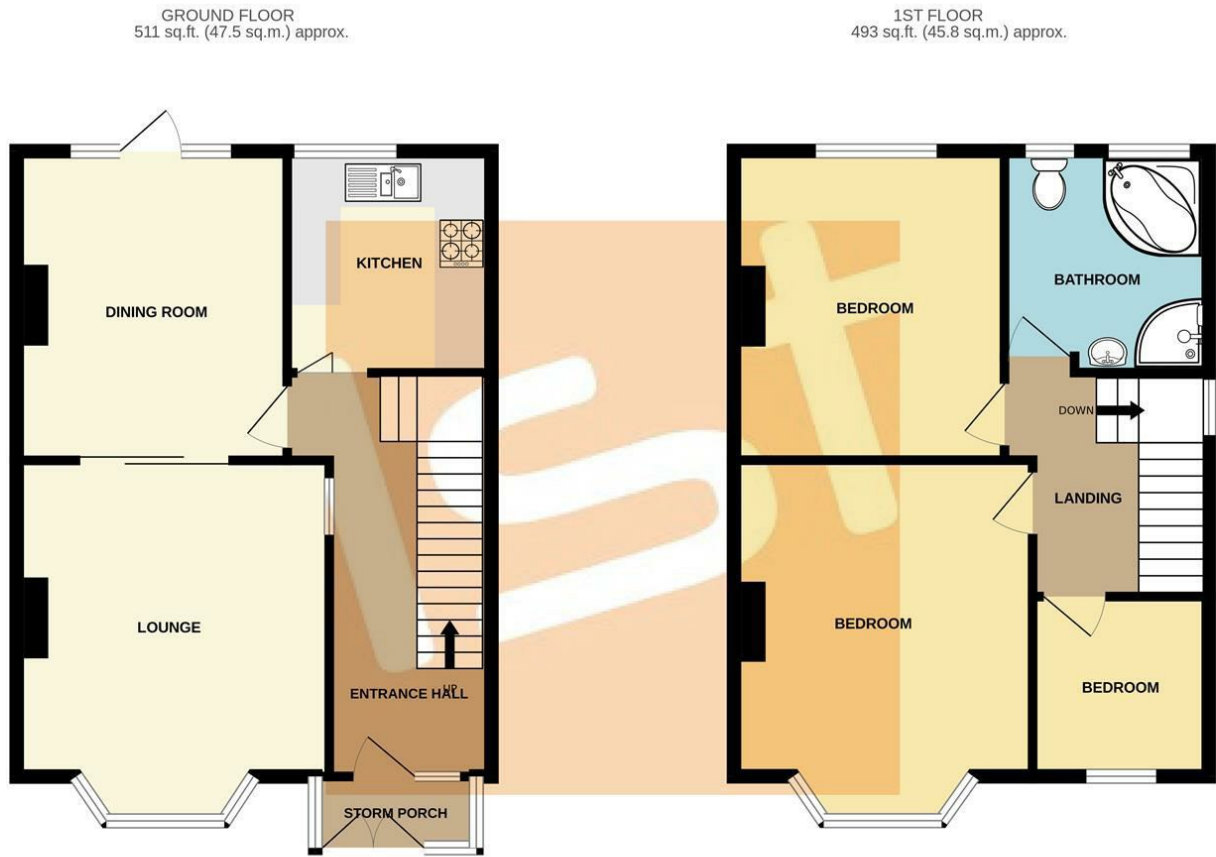
With up & over door...

#### Rear Garden



Approx. 35' south facing rear garden comprising patio area with remainder mostly laid to lawn...

# Floor Plan



GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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			
(69-80) C			74
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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