

Ist Call

SALES AND LETTINGS



Bournemouth Park Road, Southend-On-Sea, SS2 5LT

£325,000

This spacious three bedroom terraced family home is situated in a popular location being close to local schools and amenities and benefits from a garage and parking to the rear. Offered with no onward chain the property offers a front lounge and open plan kitchen/ diner to the ground floor with three bedrooms and a family bathroom to the first floor. The property benefits from double glazed windows and gas central heating as well as an approx. 60' rear garden and an internal viewing is recommended.

Accommodation Comprising

uPVC double glazed front door to...

Entrance Hall

Staircase to first floor with understairs storage cupboard, radiator, picture rail, coved ceiling with ceiling rose, doors off to...

Lounge 13'9 into bay x 12'11 (4.19m into bay x 3.94m)



Double glazed bay window to front, radiator, picture rail, ornate coved ceiling with ceiling rose...

Kitchen/ Diner



Dining Area 12'11 x 12'3 (3.94m x 3.73m)



Double glazed sliding patio doors to rear garden, radiator, laminate wood flooring, picture rail, smooth plastered coved ceiling, opening to...

Kitchen Area 8'8 x 6'4 (2.64m x 1.93m)



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

First Floor Landing

Loft access, coved ceiling, doors off to...

Bedroom 1 13'9 into bay x 12'4 (4.19m into bay x 3.76m)



Double glazed bay window to front, radiator, range of fitted wardrobe cupboards, smooth plastered coved ceiling...

Bedroom 2 12'3 x 10'9 (3.73m x 3.28m)



Double glazed window to rear, radiator, smooth plastered coved ceiling...

Bedroom 3 8' x 7' (2.44m x 2.13m)



Double glazed window to front, radiator, laminate wood flooring, coved ceiling...

Bathroom



White suite comprising roll top claw foot bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, built in storage cupboard, fully tiled walls, laminate wood flooring, extractor fan, smooth plastered coved ceiling, obscure double glazed window to rear...

Externally

Front Garden

Bounded by brick wall with path to front door and flower/ shrub border...

Rear Garden



Approx. 60' in depth with paved patio area, door providing access to outside W.C. also housing gas central heating & hot water boiler, remainder mostly laid to lawn with flower/ shrub borders, door providing access to garage...

Garage & Parking



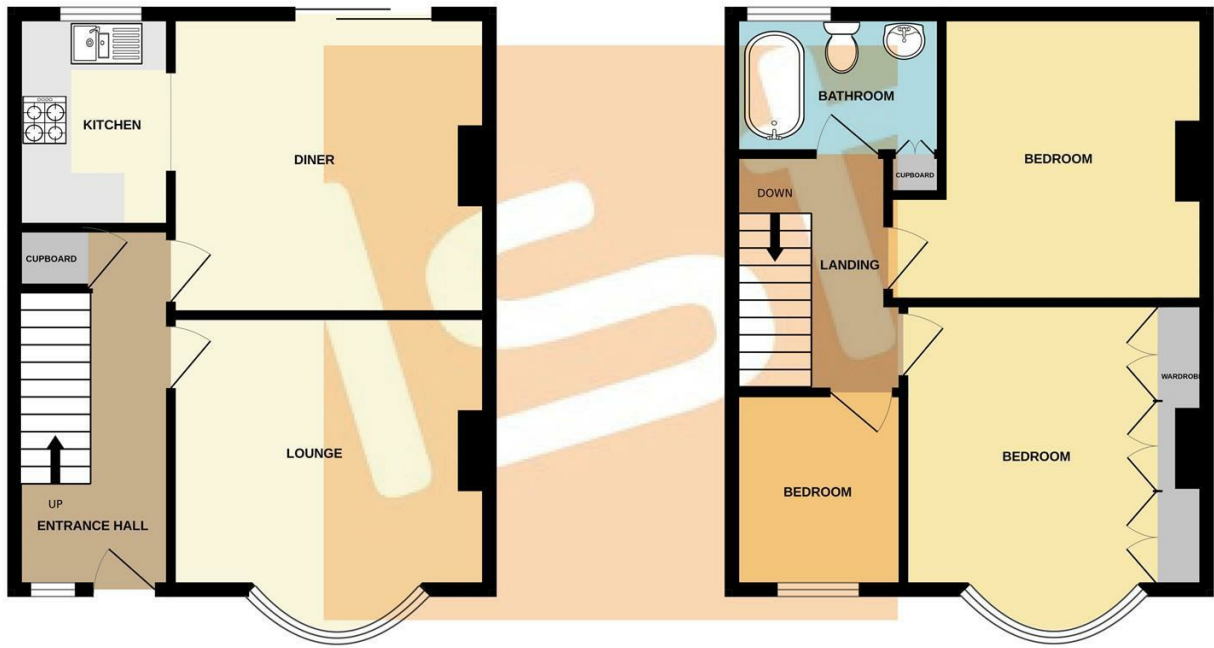
Garage to rear accessed via service road from St Lukes Road with twin timber doors, additional parking space to side of garage...



Floor Plan

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



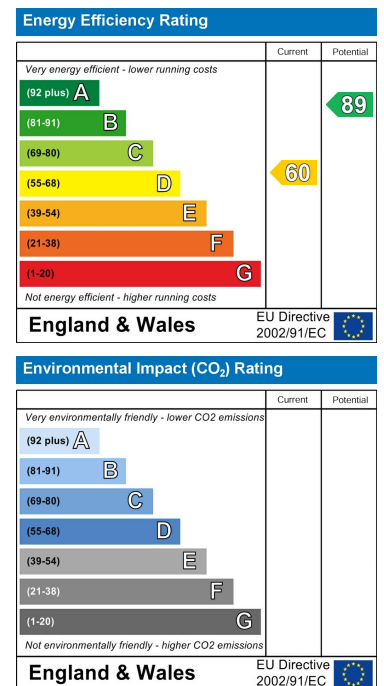
TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

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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