

Ist Call

SALES AND LETTINGS



Church View Close, Southend-On-Sea, SS2 4AR

Guide Price £350,000

Offered with no onward chain this modern three bedroom semi detached family home is situated in a quiet private cul-de-sac location and within easy access of local shops and schools. The property boasts a good sized lounge, kitchen/ diner and cloakroom to the ground floor whilst there are three bedrooms with an en suite to the master and a family bathroom to the first floor. With a secluded rear garden, off street parking and a detached garage, we would recommend viewing.

Accommodation Comprising

uPVC double glazed front door leading to...

Entrance Hall

Radiator, staircase to first floor with understairs storage cupboard, laminate wood flooring, smooth plastered covered ceiling, doors off to...

Cloakroom



White suite comprising pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, smooth plastered covered ceiling with extractor fan, obscure double glazed window to front...

Kitchen/ Diner 16'4 x 6'8 (4.98m x 2.03m)



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 oven below and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, smooth plastered covered ceiling, double glazed window to front and side, double glazed door to side...

Lounge 13'4 x 13'4 (4.06m x 4.06m)



Double glazed sliding patio doors to rear garden, radiator, laminate wood flooring, smooth plastered covered ceiling...

First Floor Landing

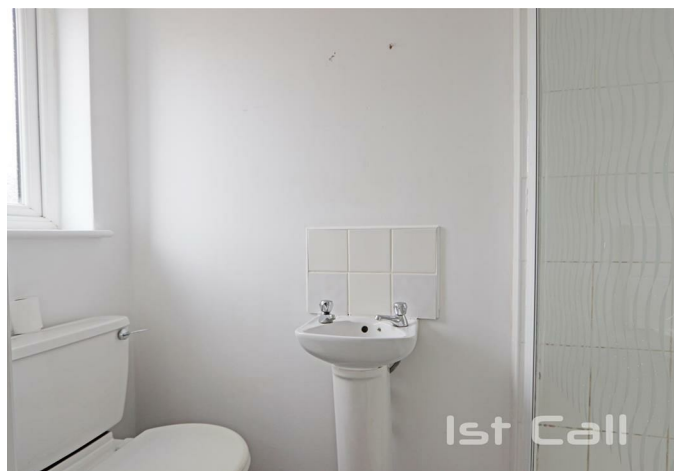
Loft access, newly fitted carpet, smooth plastered covered ceiling, doors off to...

Bedroom 1 11'9 x 10'3 (3.58m x 3.12m)



Double glazed window to front, radiator, newly fitted carpet, smooth plastered covered ceiling, door to...

En Suite



Fully tiled enclosed shower cubicle, pedestal wash hand basin, low level W.C., smooth plastered covered

ceiling with extractor fan, obscure double glazed window to front...

Bedroom 2 11'8 x 6'11 (3.56m x 2.11m)



Double glazed window to rear, radiator, newly fitted carpet, smooth plastered covered ceiling...

Bedroom 3 8'5 x 6' (2.57m x 1.83m)



Double glazed window to rear, radiator, newly fitted carpet, smooth plastered covered ceiling...

Bathroom 6'11 x 5'9 (2.11m x 1.75m)



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, smooth plastered covered ceiling with extractor fan, obscure double glazed window to side...

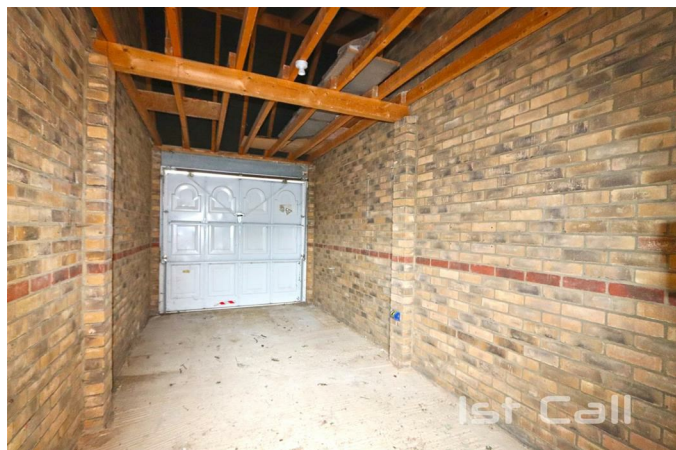
Externally



Front Garden

Block paved providing off street parking, access to...

Garage 17'6 x 8'3 (5.33m x 2.51m)



Up & over door, power & light connected, personal door to rear...

Rear Garden



Approx. 40' in depth comprising raised timber decked patio area, remainder mostly laid to lawn, side access...

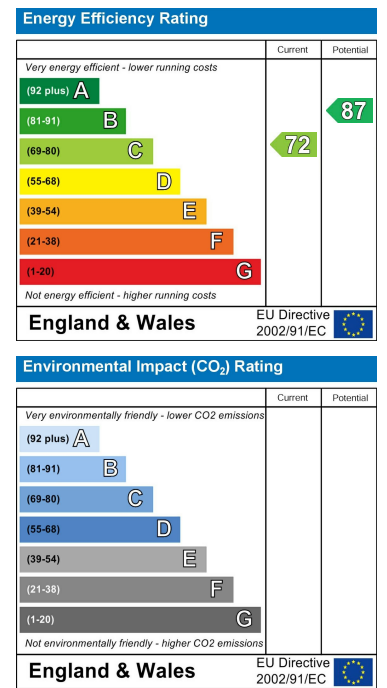
Floor Plan



Area Map



Energy Efficiency Graph



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