

Ist Call

SALES AND LETTINGS



Waltham Crescent, Southend-On-Sea, SS2 4AY

£325,000

Offered with no onward chain this three bedroom semi detached family home benefitting from block paved off street parking and a west facing rear garden. Offering a spacious front lounge, separate dining room and a fitted kitchen to the ground floor there are three bedrooms and a bathroom with separate W.C. to the first floor. Situated in a great location close to both Temple Sutton School and Cecil Jones Academy as well as the Garons Sports Complex and local bus routes. Viewing advised.

Accommodation Comprising

uPVC double glazed front door providing access to...

Entrance Hall

(Currently being re-decorated, photo to follow) Double glazed window to side, radiator, staircase to first floor, wall mounted meter cupboard, doors off to...

Lounge 14'11 into bay x 12'2 (4.55m into bay x 3.71m)



(Currently being re-plastered and decorated, photo to follow) Double glazed bay window to front, radiator, picture rail, coved ceiling, door to...

Dining Room 10'4 x 9'10 (3.15m x 3.00m)



(Currently being re-decorated, photo to follow) Double glazed window to rear, radiator, door to...

Kitchen 11'5 x 7'10 (3.48m x 2.39m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker to remain, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, large built in storage cupboard housing gas central heating & hot water boiler, tiled splashbacks and flooring, double glazed window to side, double glazed door and window to rear garden...

First Floor Landing

Double glazed window to side, loft access, doors off to...

Bedroom 1 12'5 x 10'11 (3.78m x 3.33m)



(Currently being re-plastered and decorated, photo to follow) Double glazed window to front, radiator, built in wardrobe cupboard, picture rail...

Bedroom 2 10'11 x 10' (3.33m x 3.05m)



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

Bedroom 3 8'11 x 7'3 (2.72m x 2.21m)

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

Separate W.C.

White low level W.C., fully tiled walls, obscure double glazed window to side...

Bathroom 7'2 x 5'5 (2.18m x 1.65m)



White suite comprising panelled bath with shower unit over and folding glazed shower screen, pedestal wash hand basin, radiator, built in airing cupboard housing hot water cylinder, fully tiled walls, inset ceiling spotlights, obscure double glazed window to rear...

Externally

Front Garden

Block paved providing off street parking for two vehicles, gate providing side access...

Rear Garden



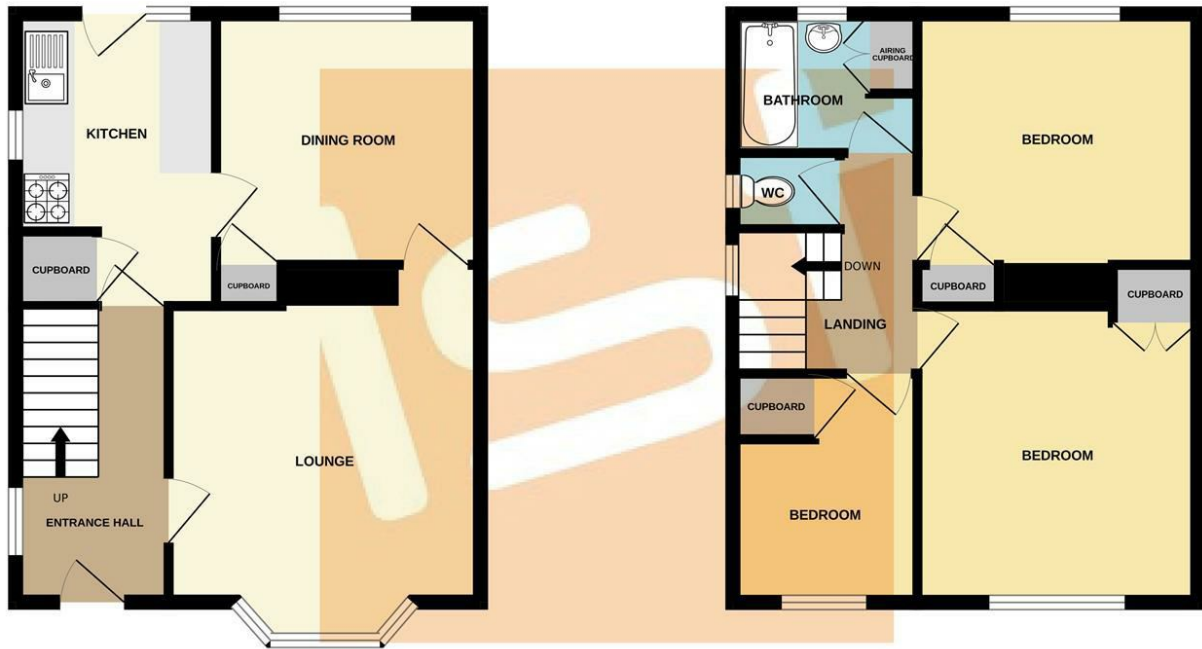
West facing rear garden comprising paved patio area, remainder mostly laid to lawn, brick built outside W.C., storage cupboard and store, gate providing side access...



Floor Plan

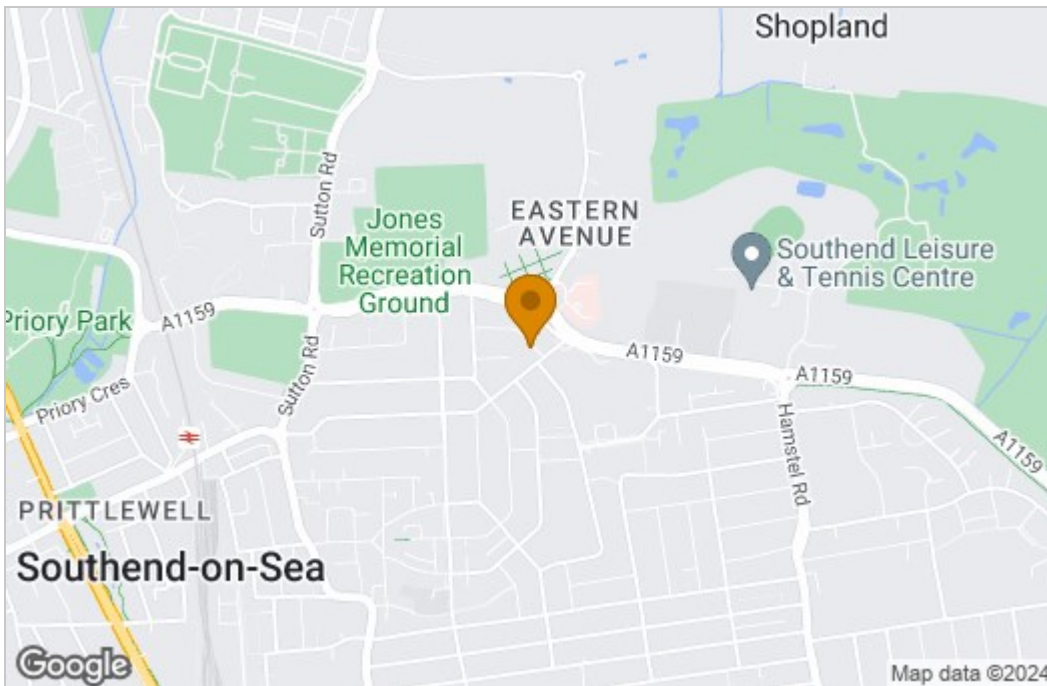
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.

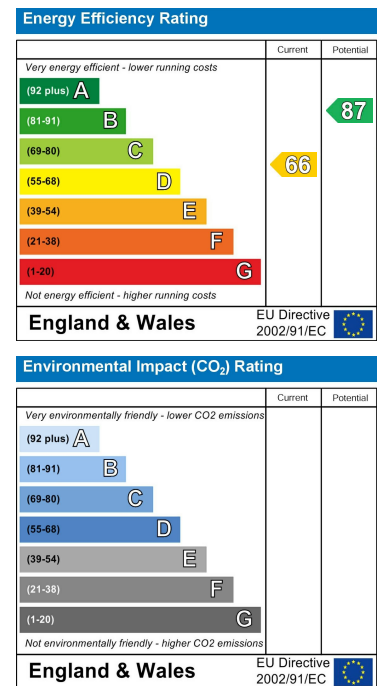


TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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