

Ist Call

SALES AND LETTINGS



Boscombe Road, Essex, SS2 4JP

Offers Over £400,000

Offered with no onward chain is this modern three double bedroom detached family home with accommodation over three floors and consisting of a spacious open plan lounge/ kitchen with utility/ cloakroom to the ground floor. To the first floor are two double bedrooms and a family bathroom whilst the second floor provides another spacious double bedroom. With a low maintenance south facing rear garden and block paved off street parking the property is situated in a popular location offering easy access to the city centre, rail stations as well as local shops and schools and we would recommend an internal viewing.

Accommodation Comprising

Composite front door with obscure double glazed panel to side providing access to...

Entrance Hall



Staircase to first floor with understairs storage cupboard, radiator, smooth plastered covered ceiling with inset spotlights, doors off to...

Open Plan Lounge/ Kitchen 23'3 x 12'3 (7.09m x 3.73m)



Lounge Area



Double glazed bay window to front, radiator, smooth plastered covered ceiling, open plan to...

Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset stainless steel sink unit, integrated electric hob with oven below and stainless steel extractor hood over, integrated fridge/ freezer and washing machine, matching range of wall mounted units, large breakfast bar, smooth plastered covered ceiling with inset spotlights, double glazed sliding patio doors to rear garden...

Utility Room/ W.C. 6'1 x 5'5 (1.85m x 1.65m)



Suite comprising white low level W.C., pedestal wash hand basin, working surface with space and plumbing for washing machine beneath, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, smooth plastered ceiling, obscure double glazed window to rear...

First Floor Landing



Double glazed windows to front and side, staircase to second floor, radiator, smooth plastered coved ceiling, doors off to...

Bedroom 1 13'2 x 11'8 (4.01m x 3.56m)



Double glazed bay window to front, radiator, smooth plastered ceiling...

Bedroom 2 10'8 x 9'8 (3.25m x 2.95m)



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

Bathroom 7'8 x 5'6 (2.34m x 1.68m)



Modern white suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to rear...

Second Floor Landing

Obscure double glazed window to side, smooth plastered ceiling, door to...

Bedroom 3 15'5 x 13' (4.70m x 3.96m)



Obscure double glazed window to side, radiator, smooth plastered ceiling...

Externally



Front Garden

Block paved providing off street parking...

Rear Garden



Compact south facing rear garden laid with artificial turf, gate providing side access...

Floor Plan

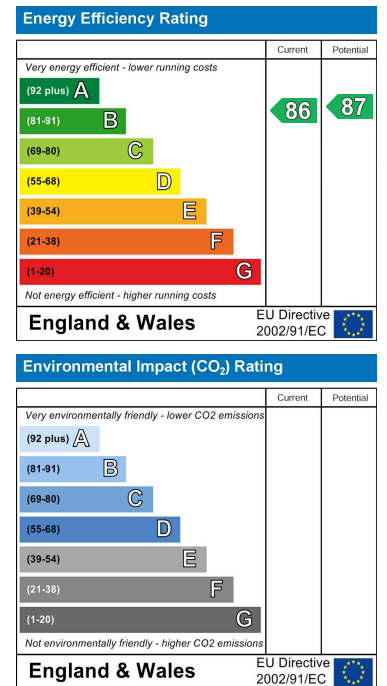


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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