

# Ist Call

SALES AND LETTINGS



**Brunswick Road, Southend-on-Sea, SS1 2UJ**

**Offers Over £450,000**

This extended three bedroom terraced family home offers spacious accommodation throughout as well as a secluded rear garden and is situated in a great location close to Southchurch Park, Southend East rail station, the seafront and within Thorpe Greenways School priority catchment. Offering a spacious front lounge, separate 24'3 lounge/ diner and a kitchen to the ground floor there are three good sized bedrooms, a family bathroom and separate W.C. to the first floor. With off street parking the property offers great potential to create a fine family home in a sought after location and an internal viewing comes highly recommended.



### Accommodation Comprising

Recessed part glazed front door leading to...

### Entrance Hall

Radiator, staircase to first floor, understairs storage cupboard, engineered oak flooring, picture rail, coved ceiling with ceiling rose, doors off to...

### Lounge 16'4" into bay x 13'1" (4.98 into bay x 3.99)



Large double glazed bay window to front, radiator, feature stone fireplace with inset gas fire, engineered oak wood flooring, coved ceiling with ceiling rose...

### Kitchen 10'6" x 8'7" (3.20 x 2.62)



Range of fitted base units with white Minerva working surfaces over, inset butler sink, integrated stainless steel gas hob with oven below and concealed extractor hood over, integrated slimline dishwasher, space and plumbing for washing machine, matching wall mounted units, tiled splashbacks and flooring, large pantry cupboard with window to side, window and part glazed door to garden...

### Lounge/ Diner 24'3" x 10'4" < 9'4" (7.39 x 3.15 < 2.84)



Double glazed french doors to rear garden, two radiators, engineered oak wood flooring, coved ceiling...

### First Floor Landing

Loft access, dado and picture rails, doors off to...

### Bedroom 1 16'10" into bay x 12'5" (5.13 into bay x 3.78)



Large double glazed bay window to front, radiator, feature tiled fireplace with matching hearth, coved ceiling...

**Bedroom 2 13'10" x 10'6" (4.22 x 3.20)**



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

**Bedroom 3 9'4" x 6'10" (2.84 x 2.08)**



Double glazed oriel bay window to front, radiator...

**Bathroom 10'7" x 5'9" (3.23 x 1.75)**



Modern white suite comprising panelled bath, separate enclosed shower cubicle, pedestal wash hand basin, heated towel rail, electric shaver point, tiled splashbacks and flooring, obscure double glazed window to rear...

**Separate W.C.**

Low level W.C., obscure double glazed window to rear...

**Externally**



**Front Garden**

Providing off street parking...

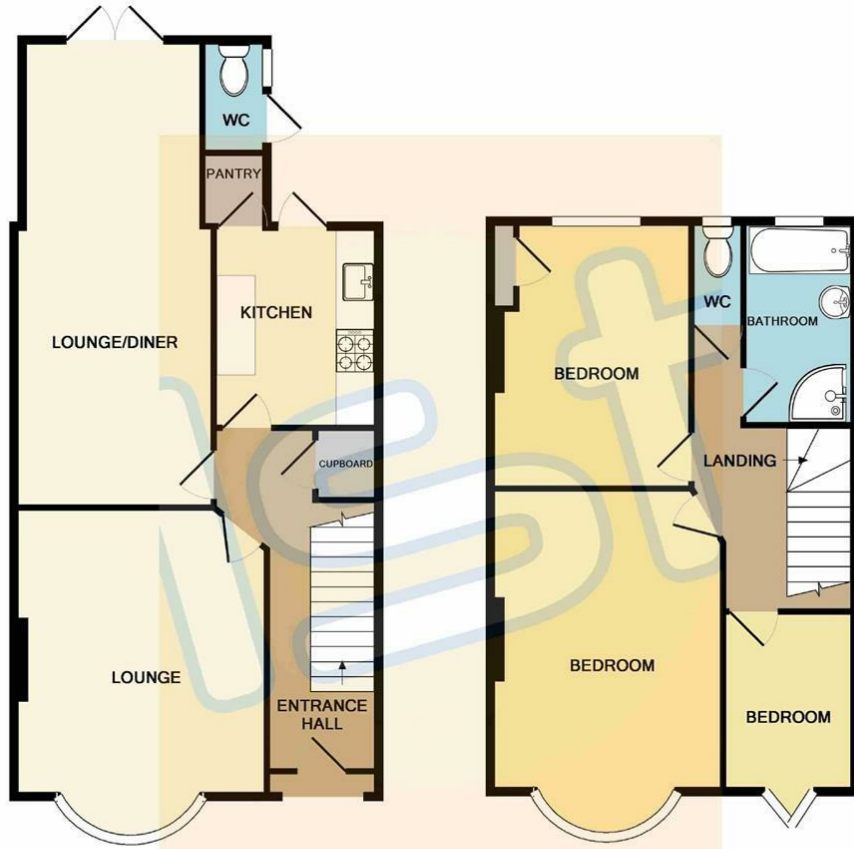
**Rear Garden**



Approx. 65' in depth, mostly laid to lawn with established flower/ shrub borders, large storage shed, door to outside W.C also housing gas central heating & hot water boiler, gate providing side access to front of property...



# Floor Plan



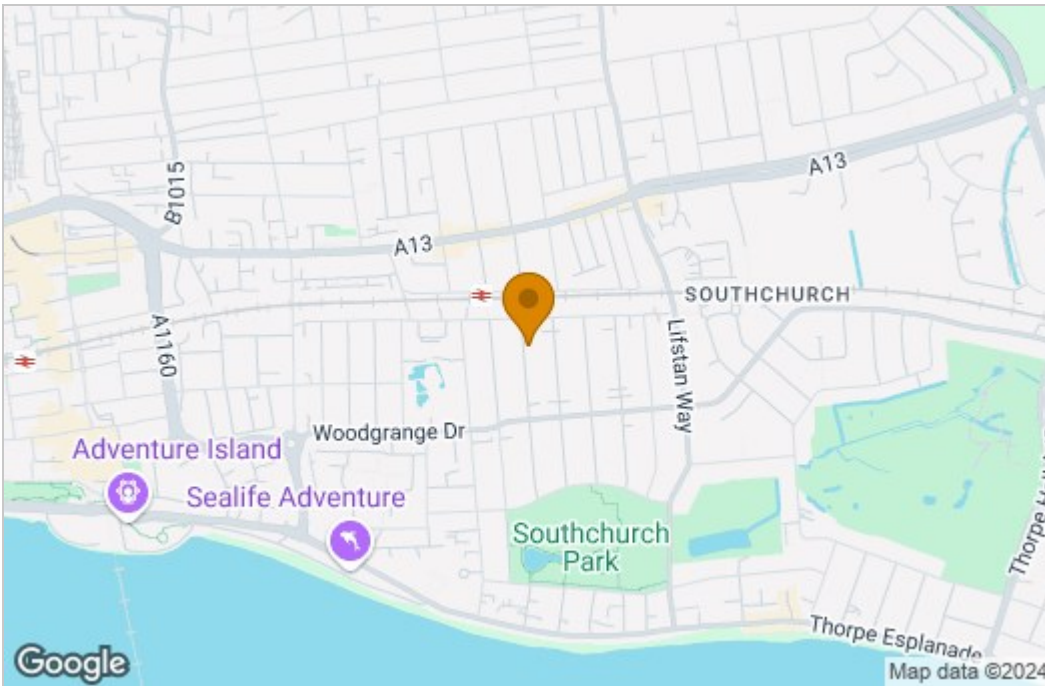
GROUND FLOOR  
APPROX. FLOOR  
AREA 688 SQ.FT.  
(63.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 565 SQ.FT.  
(52.5 SQ.M.)

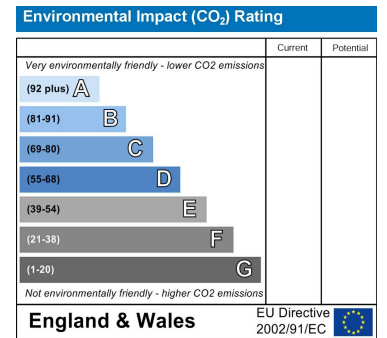
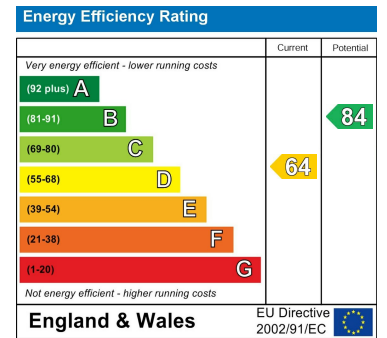
TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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