

# Ist Call

SALES AND LETTINGS



**Collier Way, Southend-On-Sea, SS1 2AF**

**£325,000**

This modern and spacious three bedroom terraced family home is situated in a great location being just yards from the seafront and Southchurch Park as well as within easy access of Southend East rail station, the city centre and good local schools. With well planned accommodation arranged over three floors the property boasts a 17' lounge, modern fitted kitchen/ diner and separate utility as well as three good sized bedrooms two of which have en suites. Benefitting from an integral garage as well as an allocated parking space the property also benefits from a secluded rear garden and an internal viewing comes highly recommended.

### Accommodation Comprising

Recessed storm porch with built in storage cupboard, part obscure glazed front door to...

### Entrance Hall

Radiator, staircase to first floor, fitted cloaks storage cupboard and additional built in storage cupboard, internal door to garage, smooth plastered coved ceiling, doors off to...

### Shower Room 8'9 x 2'9 (2.67m x 0.84m)



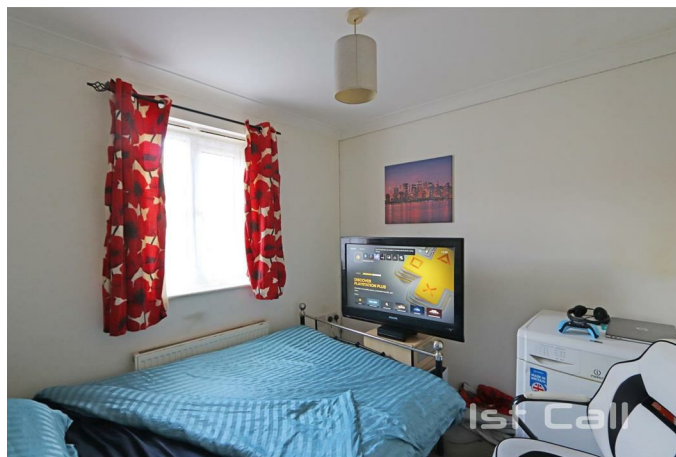
White suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, smooth plastered ceiling with extractor fan...

### Utility Room 7'11 x 5'7 (2.41m x 1.70m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space and plumbing for washing machine, matching range of wall mounted units one housing gas central heating & hot water boiler, tiled splashbacks, radiator, smooth plastered ceiling with inset extractor fan, part glazed door to garden...

### Bedroom 3/ Office 8'3 x 7'11 (2.51m x 2.41m)



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

### First Floor Landing



Staircase to second floor, smooth plastered coved ceiling, doors off to...

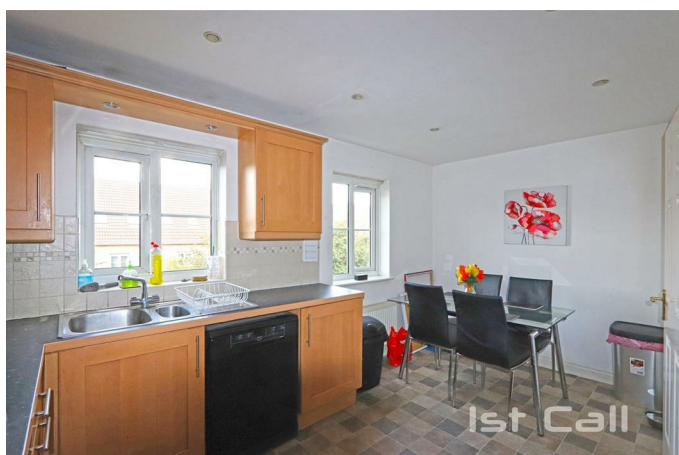
**Lounge 14'6 x 17'6 < 12'10 (4.42m x 5.33m < 3.91m)**



Two double glazed windows to front, two radiators, feature fireplace with inset electric fire, smooth plastered coved ceiling...



**Kitchen/ Diner 14'6 x 10'1 < 7'11 (4.42m x 3.07m < 2.41m)**



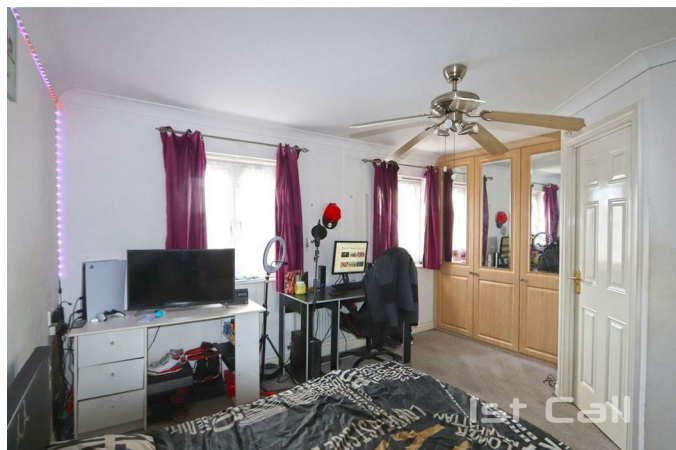
Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with matching oven below and extractor hood over, space and plumbing for dishwasher, space for fridge/ freezer, matching range of wall mounted units, radiator, smooth plastered coved ceiling with inset spotlights...



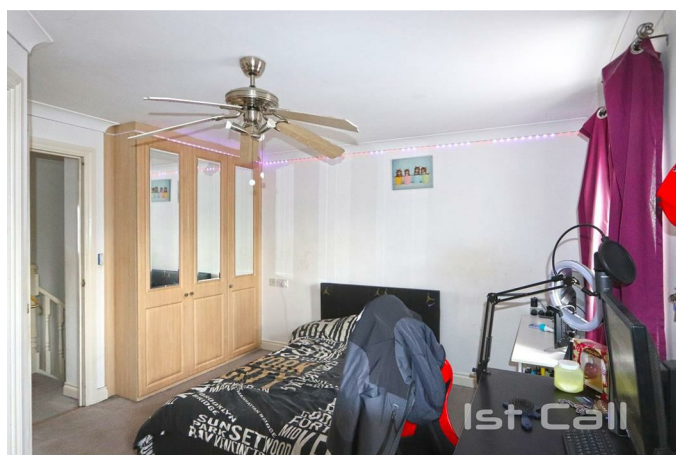
### **Second Floor Landing**

Smooth plastered coved ceiling, doors off to...

**Bedroom 1 14'8 x 11'9 max overall (4.47m x 3.58m max overall)**



Two double glazed windows to front, radiator, range of built in wardrobe cupboards, smooth plastered coved ceiling, door to...



### En Suite 6'6 x 5'6 (1.98m x 1.68m)



White suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., radiator, tiled splashbacks, smooth plastered ceiling with extractor fan...

### Bedroom 2 14'5 x 9'4 plus door recess (4.39m x 2.84m plus door recess)



Two double glazed windows to rear, radiator, range of fitted wardrobe cupboards, loft access, smooth plastered covered ceiling, door to...

### En Suite 5'6 x 5'3 (1.68m x 1.60m)



White suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, smooth plastered ceiling with extractor fan...

### Externally



### Front Garden

Block paved providing access to...

### Integral Garage 13'6 plus recess x 7'10 (4.11m plus recess x 2.39m)

With up & over door, power & light connected, door to entrance hall...

### Parking

Allocated parking space within residents permit controlled car park...

### Rear Garden



Approx. 45' in depth comprising timber decked patio area, remainder mostly laid to lawn with flower/shrub borders, further timber decked patio area to foot of garden...

# Floor Plan

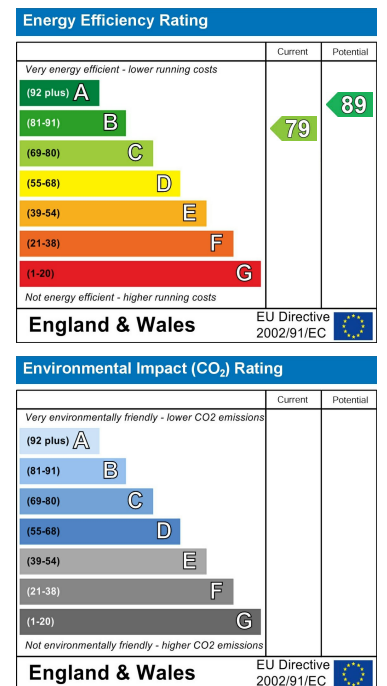


TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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