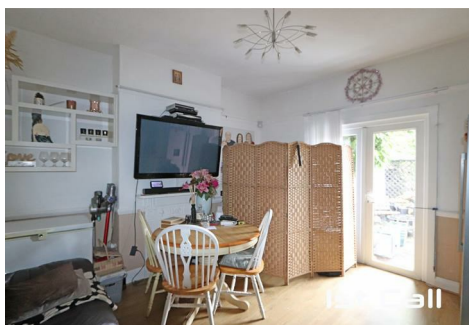
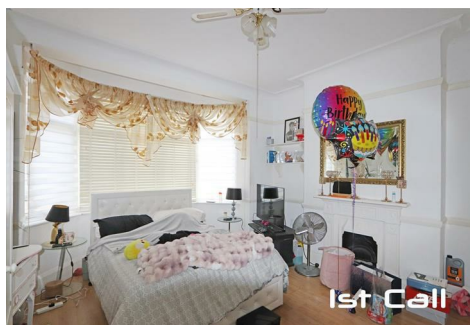


Ist Call

SALES AND LETTINGS



Honiton Road, Southend-On-Sea, SS1 2RY

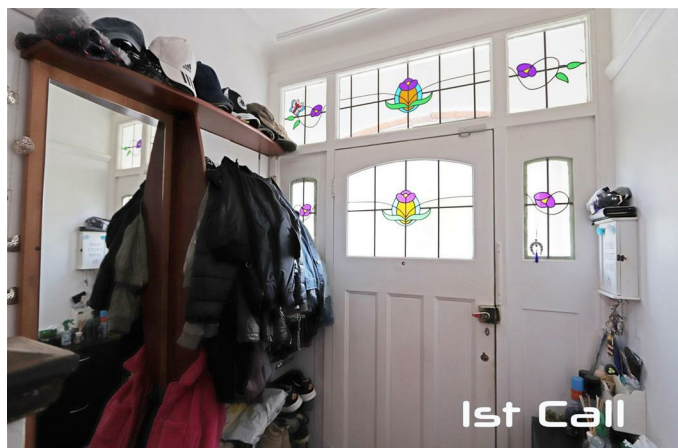
Guide Price £375,000

Situated in a great location within easy access of Southend East rail station, the seafront and the city centre can be found this characterful three bedroom semi detached family home which benefits from both off street parking and a west facing rear garden. Boasting two spacious living rooms, a modern fitted kitchen and a cloakroom to the ground floor, upstairs there are three good sized bedrooms and a family bathroom whilst the large loft space offers potential to convert subject to planning. Offered with no onward chain and with double glazed windows and gas central heating we would recommend an internal viewing.

Accommodation Comprising

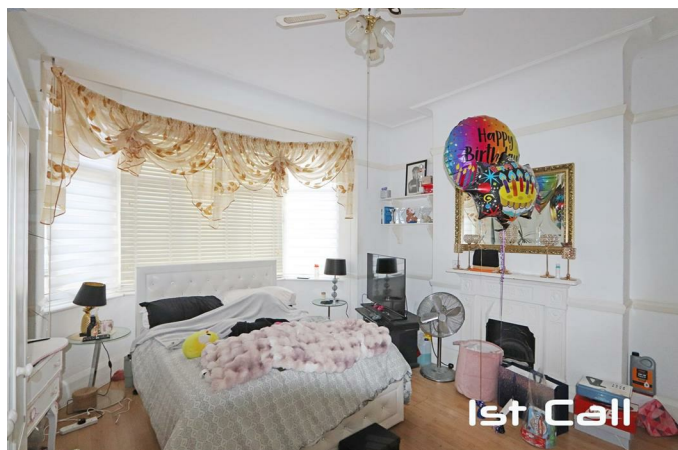
uPVC double glazed front door leading to enclosed storm porch with further original timber front door with coloured lead lite panel providing access to...

Entrance Hall



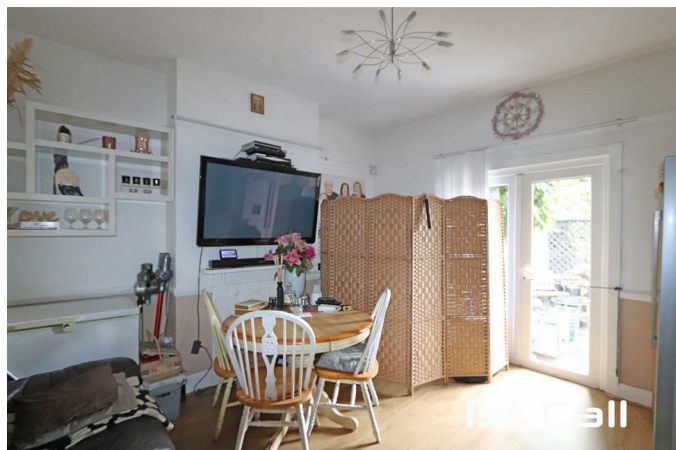
Staircase to first floor, radiator, large built in storage cupboard, laminate wood flooring, picture rail, coved ceiling, doors off to...

Lounge (currently used as a bedroom) 14'3 into bay x 13'6 (4.34m into bay x 4.11m)



Double glazed bay window to front, radiator, feature cast iron fireplace, laminate wood flooring, dado and picture rails, coved ceiling...

Dining Room 13'2 x 12'6 (4.01m x 3.81m)



Double glazed french doors to garden, radiator, feature cast iron fireplace, laminate wood flooring, dado and picture rails...

Kitchen 13'2 x 6'10 (4.01m x 2.08m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine and dishwasher, matching range of wall mounted units, tiled splashbacks and flooring, double glazed door and window to rear...

Cloakroom

Modern suite comprising low level W.C., wash hand basin...

First Floor Landing

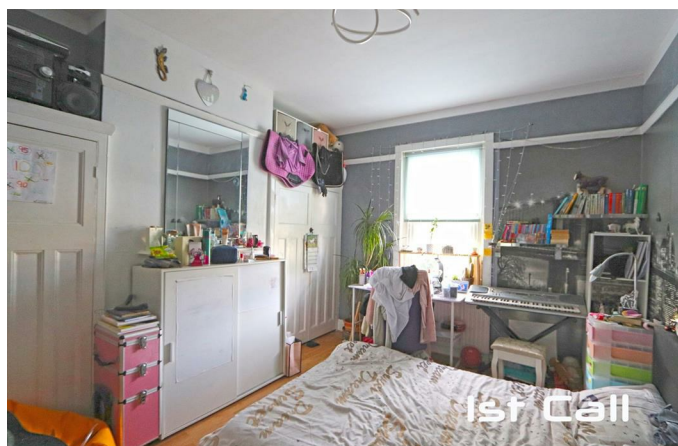
Double glazed window to side, dado and picture rails, loft access (offering potential to convert into a large loft room subject to the necessary planning consent, there is a drop down loft ladder and the loft space has skylight windows and is mostly boarded with light), doors off to...

Bedroom 1 14'5 into bay x 12'8 (4.39m into bay x 3.86m)



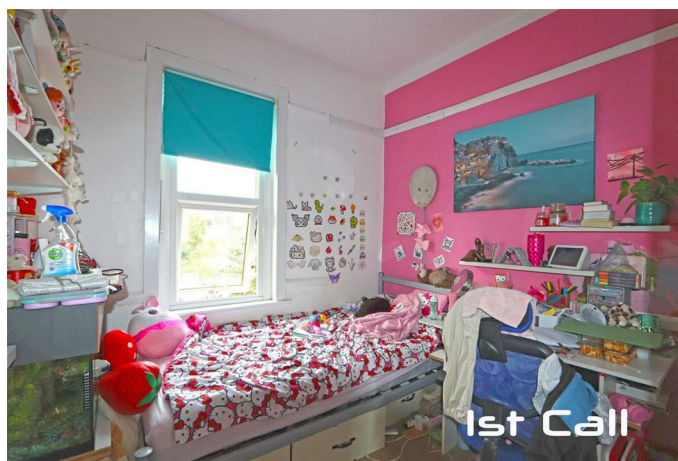
Double glazed bay window to front, radiator, feature fireplace with tiled inserts and timber surround, range of fitted wardrobe cupboards and original built in alcove cupboard, picture rail, coved ceiling...

Bedroom 2 13'4 x 11'1 (4.06m x 3.38m)



Double glazed window to rear, radiator, original built in alcove storage cupboards, picture rail, coved ceiling...

Bedroom 3 9'5 x 8'5 (2.87m x 2.57m)



Double glazed window to front, radiator, picture rail...

Bathroom



White suite comprising panelled bath with mixer tap and shower attachment, folding glazed shower screen, pedestal wash hand basin with cupboard beneath, low level W.C., heated towel rail, tiled splashbacks and flooring, obscure double glazed windows to front and side...

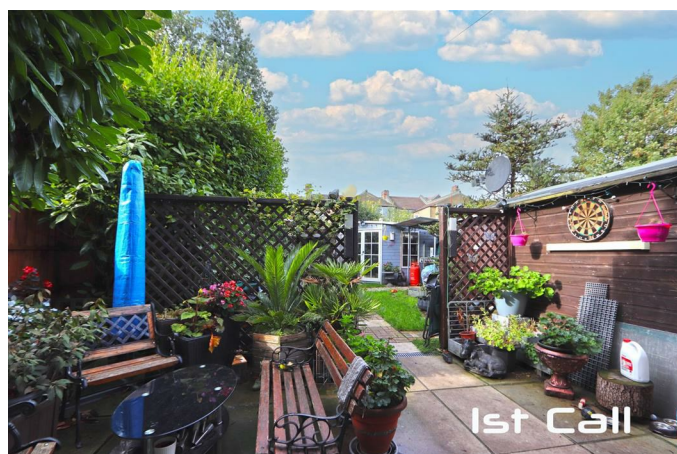
Externally



Front Garden

Providing off street parking for 2 vehicles and with original black & white tiled path to front door...

Rear Garden

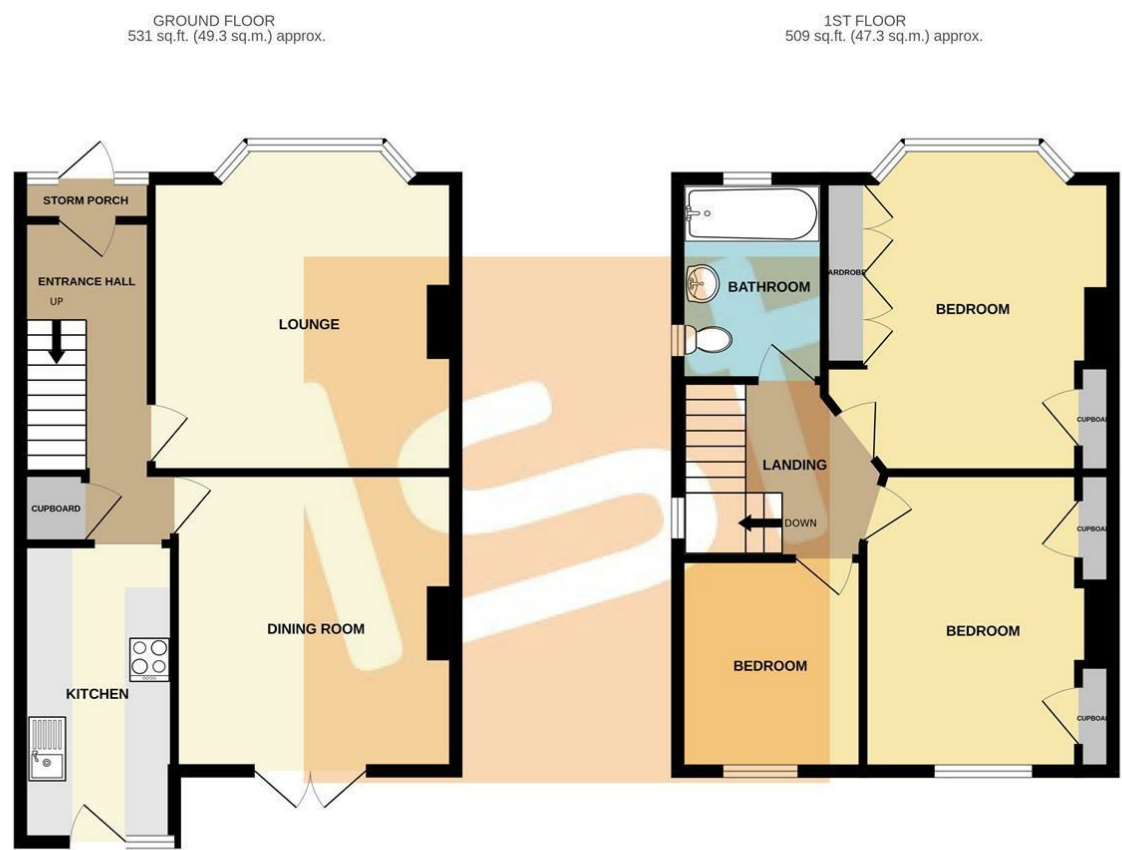


West facing rear garden approx. 65' in depth and

comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, gate providing side access...



Floor Plan



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

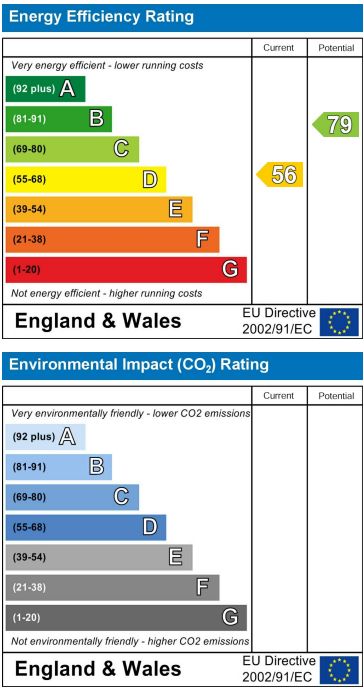
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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