

Ist Call

SALES AND LETTINGS



Fowler Close, Southend-On-Sea, SS1 2RD

£270,000

Making an ideal first purchase we are delighted to offer for sale this modern two double bedroom end of terrace house situated in a great location close to local shops and schools and within easy access of the city centre, seafront and rail stations. Offering a 22'10 lounge/ diner and modern fitted kitchen to the ground floor, upstairs you will find two double bedrooms along with a modern bathroom and separate W.C. With a private west facing rear garden and residents parking we would recommend an early internal viewing.

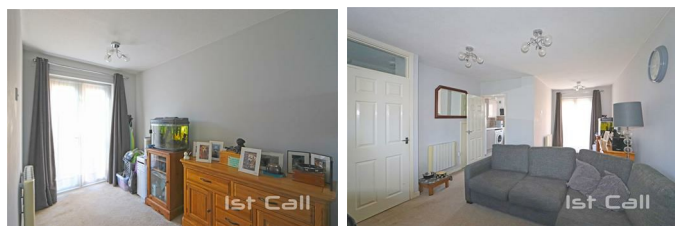
Accommodation Comprising

uPVC double glazed front door to...

Entrance Hall

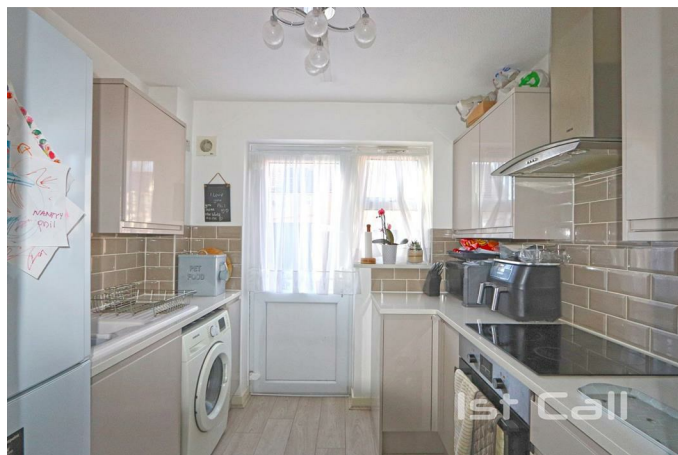
Staircase to first floor, door to...

Lounge/ Diner 22'10 into bay x 12'1 < 6'4 (6.96m into bay x 3.68m < 1.93m)



Double glazed bay window to front, double glazed french doors to rear garden, two electric heaters, built in storage cupboard, door to...

Kitchen 8'7 x 7'1 (2.62m x 2.16m)



Range of modern grey fitted base units with complementing working surfaces over, inset single drainer acrylic sink unit, integrated electric hob with oven below and stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, laminate wood flooring, double glazed door and window to rear garden...

First Floor Landing



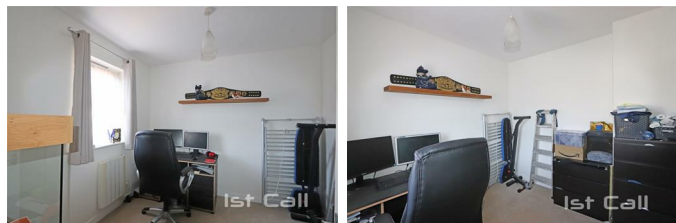
Glazed balustrade, loft access, large built in airing cupboard housing hot water cylinder, doors off to...

Bedroom 1 13'5 into bay x 9'3 (4.09m into bay x 2.82m)



Double glazed bay window to front, electric heater...

Bedroom 2 9'3 x 9'2 (2.82m x 2.79m)



Double glazed window to rear, electric heater...

Bathroom 6'6 x 5'10 (1.98m x 1.78m)



Modern white suite comprising panelled bath with electric shower unit over and glazed shower screen, vanity wash hand basin, heated towel rail, tiled splashbacks and flooring, extractor fan...

Separate W.C.



White low level W.C., vanity wash hand basin, tiled splashbacks, extractor fan, obscure double glazed window to rear...

Externally

Rear Garden



West facing and approx. 40' in depth comprising large timber decked patio area, remainder mostly laid to lawn, timber shed, gate providing side access...

Parking

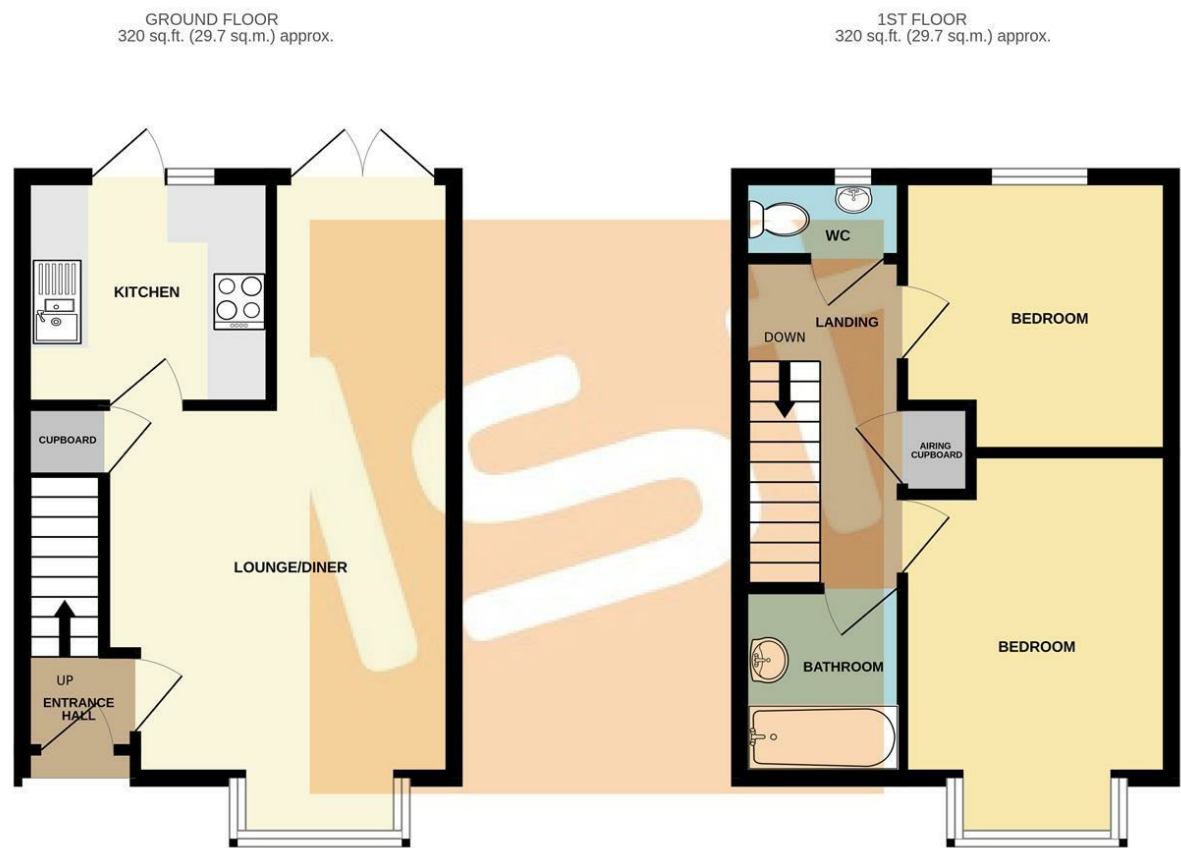


Residents parking bays...

Agents Note

We understand that there is a monthly service charge of £13 to cover the upkeep of the parking and grassed areas...

Floor Plan



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

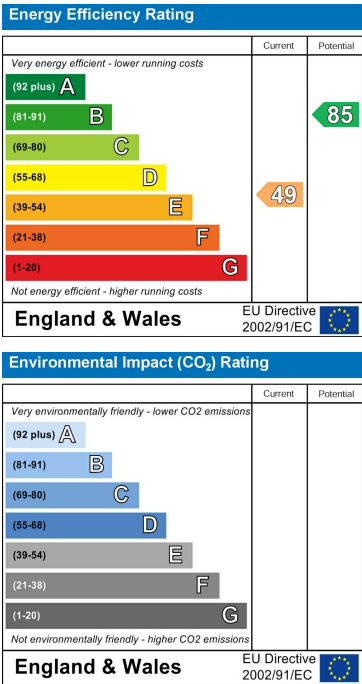
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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