

Ist Call

SALES AND LETTINGS



Trinity Road, Southend-On-Sea, SS2 4HP

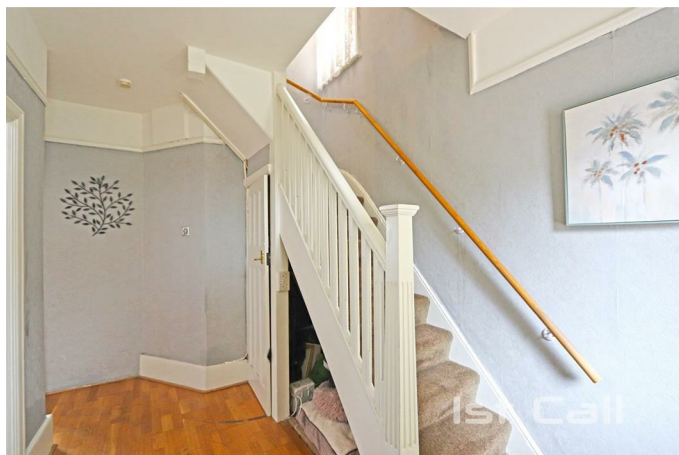
£375,000

We are delighted to offer this three bedroom detached family home in need of some modernisation but offering great potential being situated in a popular location close to local schools, shops and within easy access of Southend East rail station. Offering a front lounge and spacious kitchen/ diner with a utility room to the ground floor, the first floor consists of three bedrooms and a family bathroom. With an approx. 75' rear garden and potential for off street parking the property is being offered with no onward chain and we would recommend viewing.

Accommodation Comprising

Composite front door providing access to...

Entrance Hall



Staircase to first floor, understairs storage cupboard, wood flooring, picture rail, doors off to...

Lounge (Currently utilised as a bedroom) 15'1 into bay x 12' (4.60m into bay x 3.66m)



Double glazed bay window to front, feature fireplace, laminate wood flooring, picture rail, coved ceiling...

Kitchen/ Diner 20'2 x 13'4 < 10'6 (6.15m x 4.06m < 3.20m)

Dining Area



French doors to rear garden, feature fireplace with inset gas fire, wood flooring, picture rail, open plan to...



Kitchen



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker to remain, matching range of wall mounted units, breakfast bar, wall mounted hot water boiler, tiled splashbacks, double glazed window to rear, opening to...



Utility Room 7'11 x 6'2 (2.41m x 1.88m)



Double glazed window to side, additional window and part glazed door to rear garden, space and plumbing for washing machine and further appliances with roll edged working surfaces over, quarry tiled flooring...

First Floor Landing

Sash window to side, loft access, large built in storage cupboard with obscure glazed window to side, doors off to...

Bedroom 1 15'1 into bay x 12' (4.60m into bay x 3.66m)



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

Bedroom 2 13'3 x 12' (4.04m x 3.66m)

Double glazed window to rear, picture rail...

Bedroom 3 8'9 x 7'10 (2.67m x 2.39m)



Double glazed oriel bay window to front, laminate wood flooring, picture rail...

Bathroom 8'10 x 7'10 (2.69m x 2.39m)



Suite comprising large walk in glazed shower cubicle with electric shower unit, wall mounted wash hand basin, low level W.C., tiled splashbacks, laminate tile effect flooring, obscure double glazed window to rear...

Externally

Front Garden

Paved providing potential for off street parking subject to Local Authority planning consent being sought and granted...

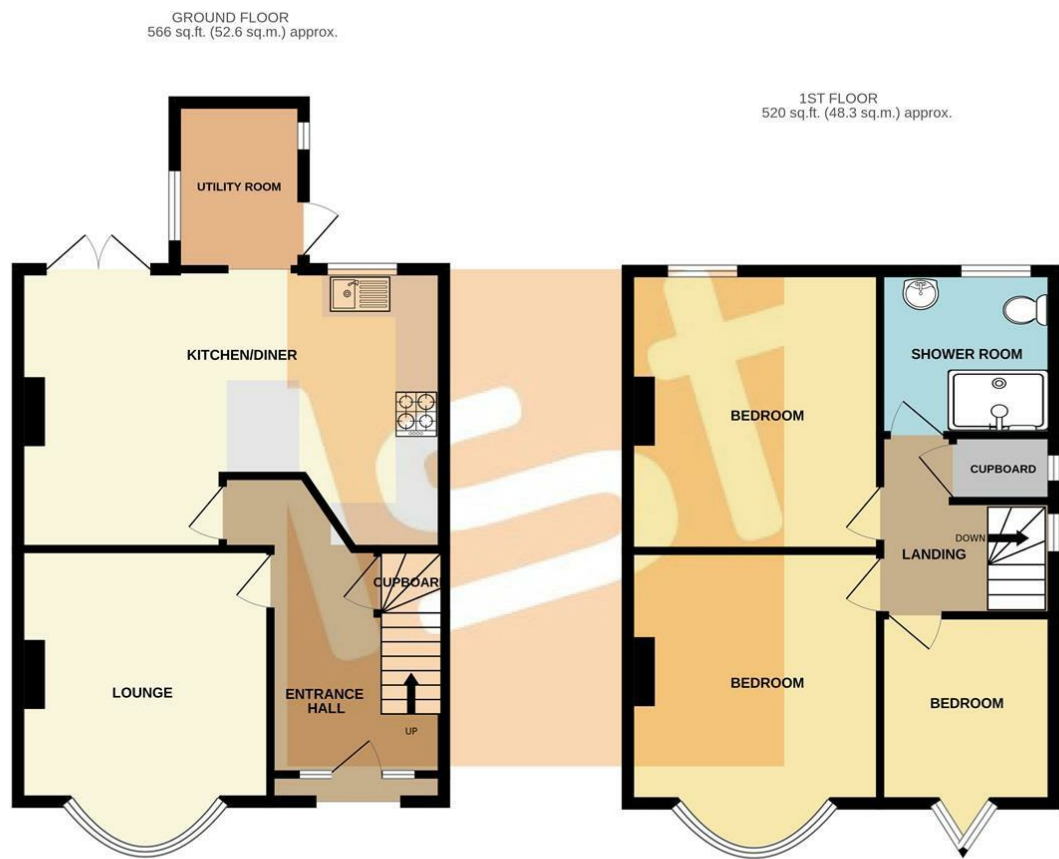
Rear Garden approx 70' in depth (approx
21.34m in depth)



Paved patio area, remainder mostly laid to lawn,
brick built store, gate providing side access...



Floor Plan

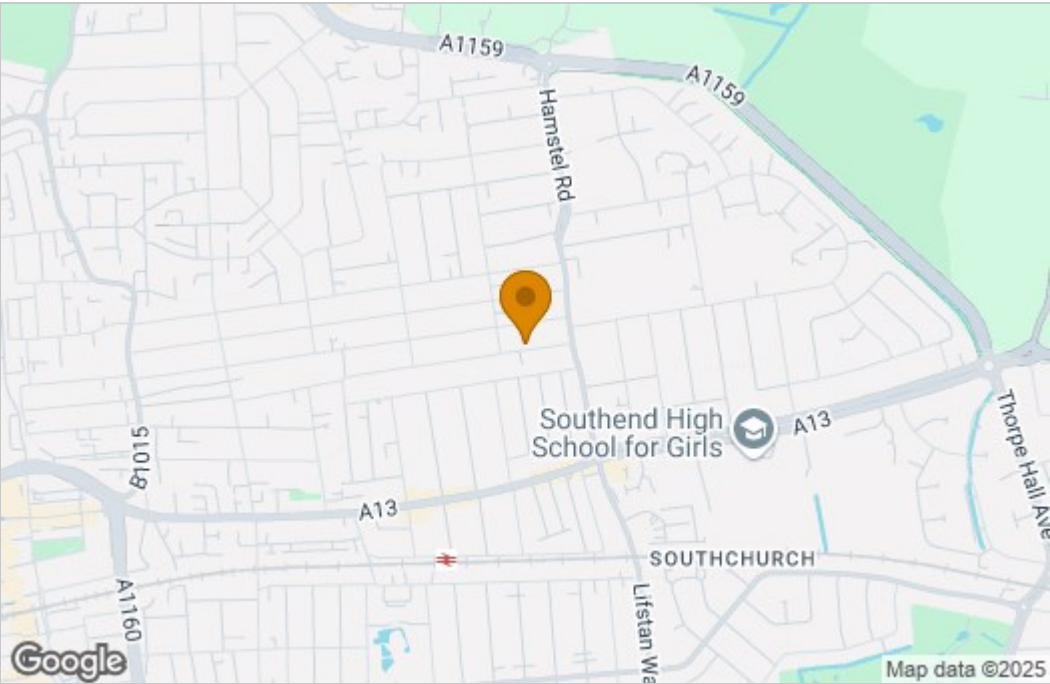


TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

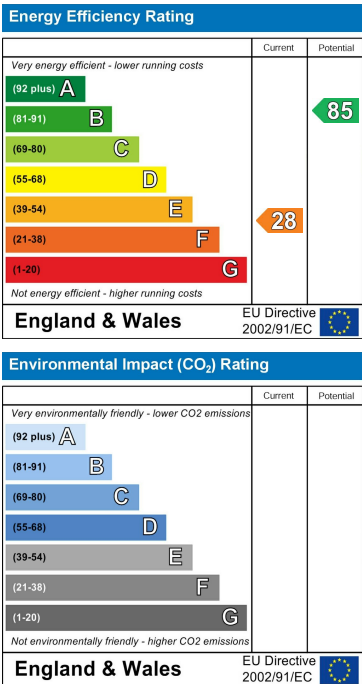
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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