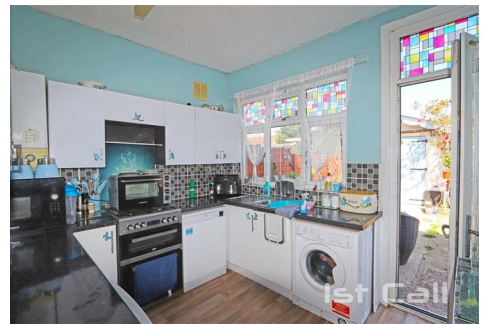


Ist Call

SALES AND LETTINGS



Ambleside Drive, Southend-On-Sea, SS1 2UT

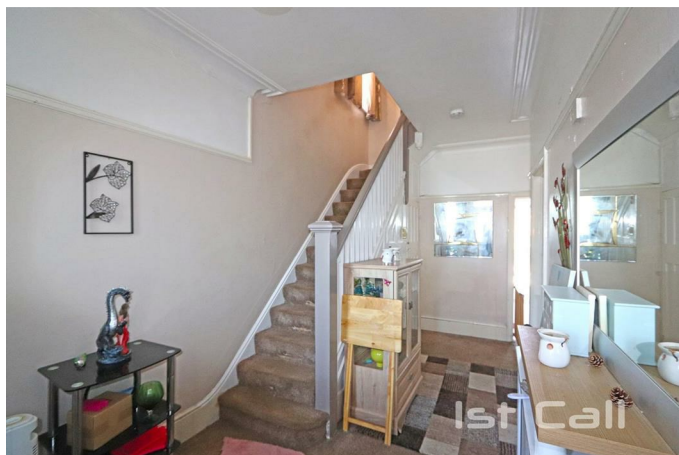
Offers Over £375,000

This spacious and characterful semi detached house is situated in a great location offering easy access to local shops, schools, parks as well as Southend East rail station, making it a wonderful place to call home. Offering two spacious reception rooms and a good sized kitchen to the ground floor, upstairs you will find four bedrooms and a bathroom whilst outside is off street parking and a good sized rear garden. Whether you are looking to settle down or invest in a property with great potential, this semi-detached house on Ambleside Drive is a fantastic opportunity not to be missed.

Accommodation Comprising

Composite front door providing access to...

Entrance Hall



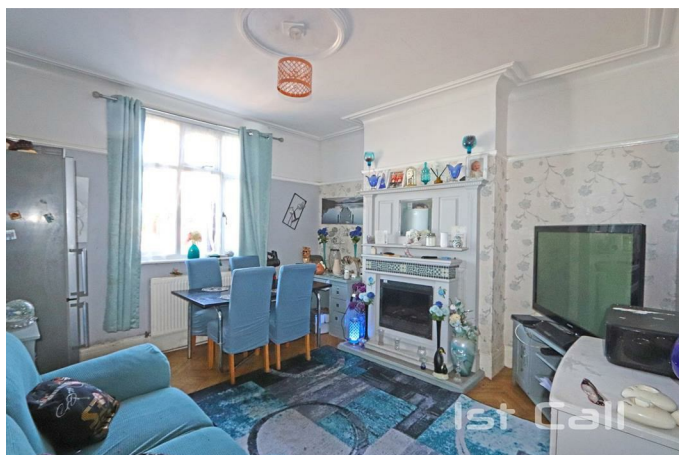
Obscure glazed window to front, staircase to first floor, understairs storage cupboard, radiator, picture rail, coved ceiling with ceiling rose, doors off to...

Lounge 16'3 into bay x 14'11 (4.95m into bay x 4.55m)



Double glazed bay window to front, radiator, feature boarded fireplace, picture rail, coved ceiling with ceiling rose...

Dining Room 13'1 x 12'2 (3.99m x 3.71m)



Double glazed window to rear, radiator, feature

fireplace, picture rail, coved ceiling with ceiling rose...

Kitchen 10'1 x 9'1 (3.07m x 2.77m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker point, space and plumbing for washing machine and dishwasher, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, double glazed window and door to rear garden...

First Floor Landing



Loft access, built in storage cupboard, original coloured lead lite window to side, doors off to...

Bedroom 1 16'4 into bay x 14'6 (4.98m into bay x 4.42m)



Double glazed bay window to front, radiator, built in alcove wardrobe cupboards, picture rail, coved ceiling...

Bedroom 2 13'1 x 10'7 (3.99m x 3.23m)



Double glazed window to rear, radiator, feature fireplace, picture rail, coved ceiling...

Bedroom 3 9'2 x 7'10 (2.79m x 2.39m)

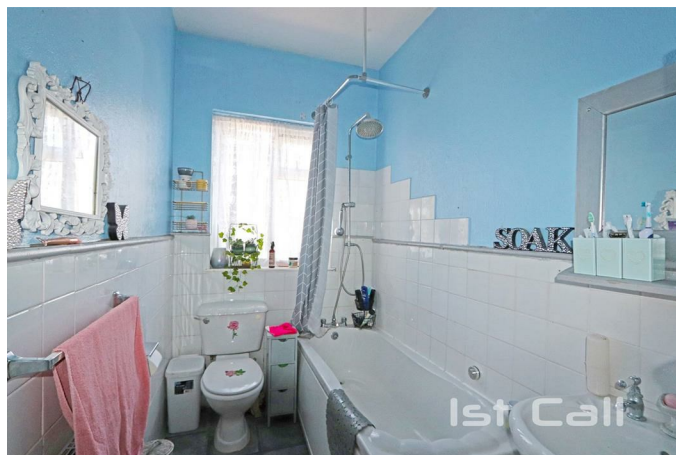


Double glazed oriel bay window to front, radiator, picture rail...

Bedroom 4 9'3 x 6'2 (2.82m x 1.88m)

Double glazed window to rear, radiator...

Bathroom 9'9 x 5'1 (2.97m x 1.55m)



White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, radiator, tiled splashbacks, radiator, obscure double glazed window to rear...

Externally

Front Garden

Providing off street parking space, shared driveway to side with twin timber gates providing access to...

Garage 16' x 10'3 (4.88m x 3.12m)

Twin timber doors, power and light connected, inspection pit, door providing access to further storage area...

Rear Garden



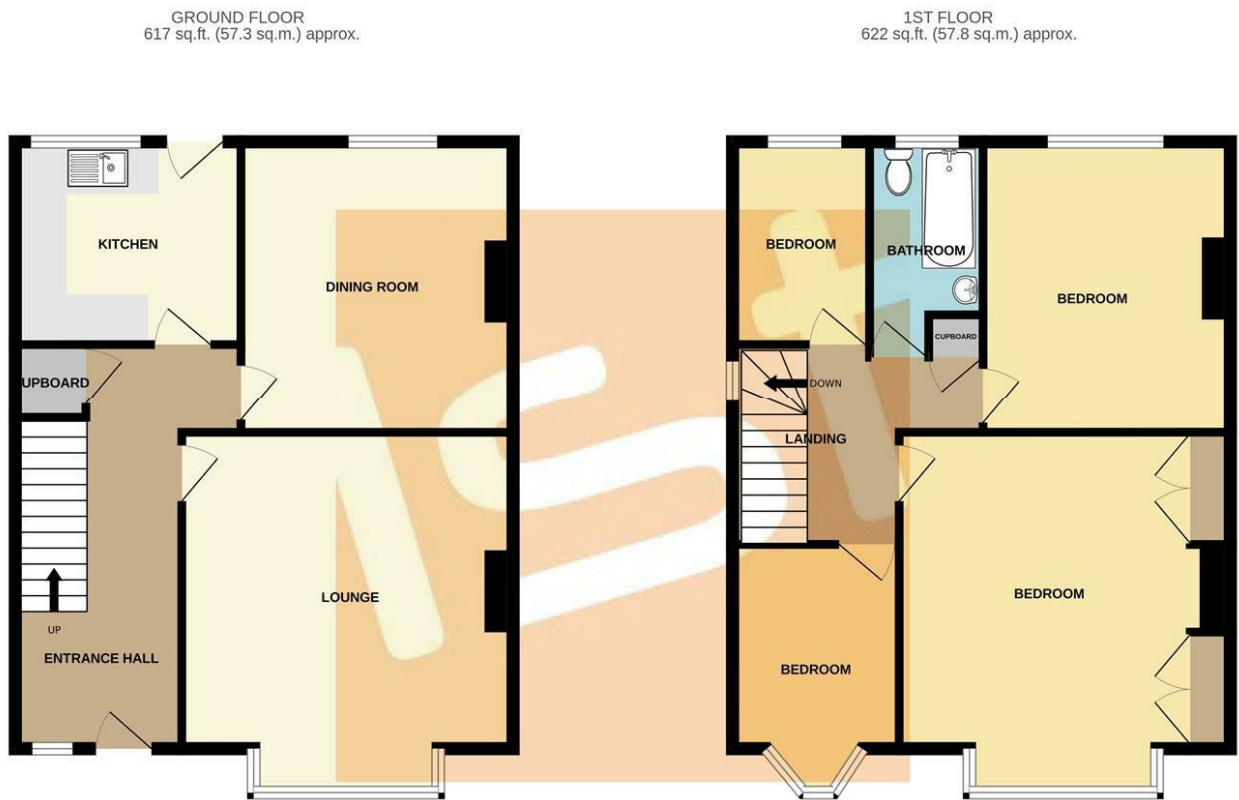
Comprising large concreted patio area, remainder mostly laid to lawn...



Agents Note

We understand that the property was completely rewired in 2017 and the double glazing was installed at the same time and still benefits from the remainder of the 10 year guarantee on the frames...

Floor Plan



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

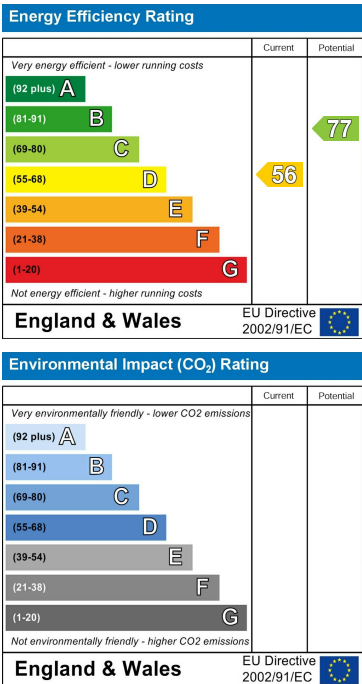
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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