

# Ist Call

## SALES AND LETTINGS



### **Thornford Gardens, Southend-On-Sea, SS2 6PU**

**£350,000**

This three bedroom semi detached house is situated in a great location offering easy access to Southend Airport and rail station as well as Priory Pak, local shops, schools and supermarkets. With a 25'6 lounge/ diner and fitted kitchen on the ground floor you will find three bedrooms and a bathroom upstairs. Fully double glazed and with gas central heating the property further benefits from off street parking and a well kept rear garden where the former garage has been converted to a useful garden room. With no onward chain making a quick sale possible, we would recommend viewing.



### Accommodation Comprising

uPVC double glazed front door providing access to...

### Entrance Hall



Staircase to first floor with understairs storage cupboard, obscure double glazed window to side, radiator, wood effect vinyl flooring, coved ceiling, door to...



### Lounge/ Diner 25'6 x 11'4 (7.77m x 3.45m)



Double glazed bay window to front, double glazed french doors to rear garden, two radiators, feature fireplace with inset electric fire, wood effect vinyl flooring, coved ceiling with ceiling roses, archway to...



### Kitchen 9' x 6'1 (2.74m x 1.85m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and concealed extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units one housing gas central heating & hot water boiler, tile effect splashbacks, wood effect vinyl flooring, coved ceiling, double glazed window to rear...

### First Floor Landing

Obscure double glazed window to side, loft access, coved ceiling, doors off to...



### Bedroom 1 12'5 x 11' (3.78m x 3.35m)



Double glazed bay window to front, radiator, fitted wardrobe cupboards, coved ceiling...

### Bedroom 2 12'4 x 11' (3.76m x 3.35m)



Double glazed window to rear, radiator, built in storage cupboard, coved ceiling...

### Bedroom 3 6'10 x 6'1 (2.08m x 1.85m)



Double glazed window to front, radiator...

### Bathroom



White suite comprising panelled bath with mixer tap and shower unit over, glazed shower screen, pedestal wash hand basin, low level W.C., grey sparkle wall panel splashbacks, radiator, coved ceiling, obscure double glazed window to rear...

### Externally

#### Front Garden

Mostly laid with shingle and providing off street parking, shared driveway to side with gate to rear garden...

#### Rear Garden



Comprising paved patio area, remainder mostly laid to lawn, further timber decked patio area and covered veranda, double glazed door to...

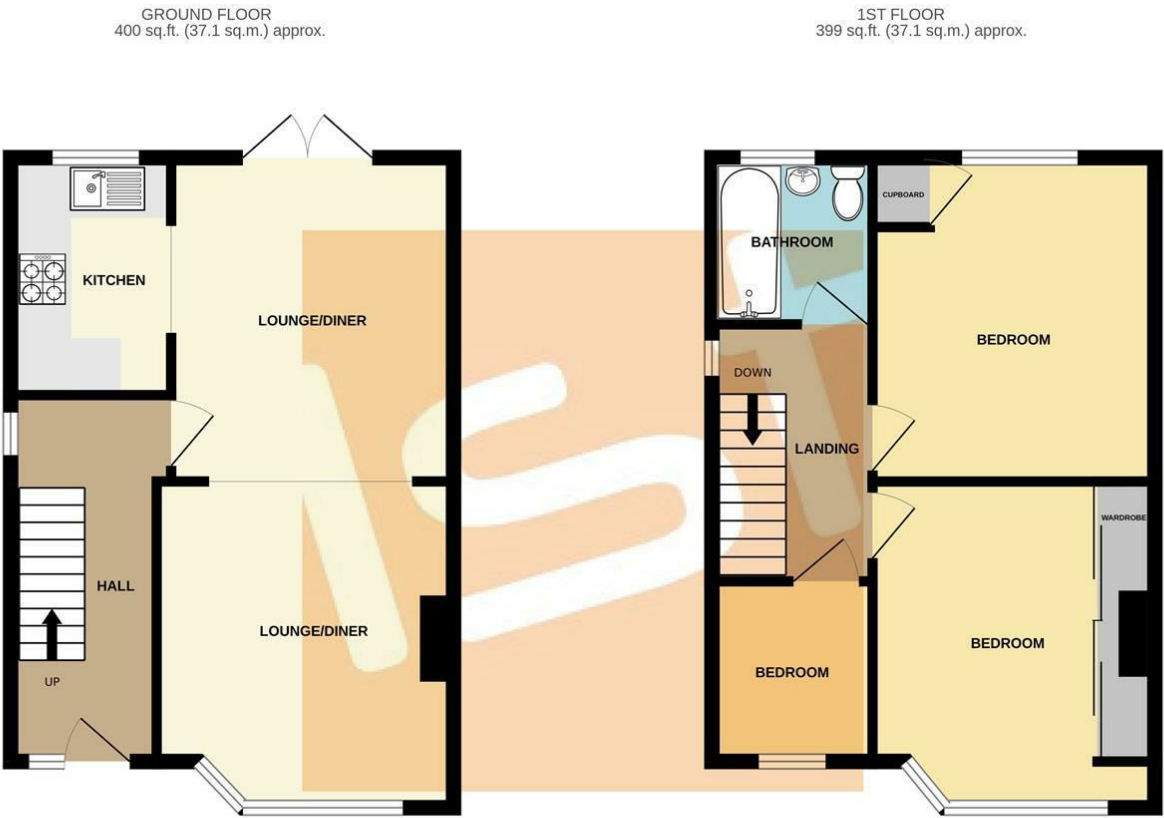


### Garage/ Garden Room



The garage has been converted to a garden room with double glazed window and door to garden...

Floor Plan

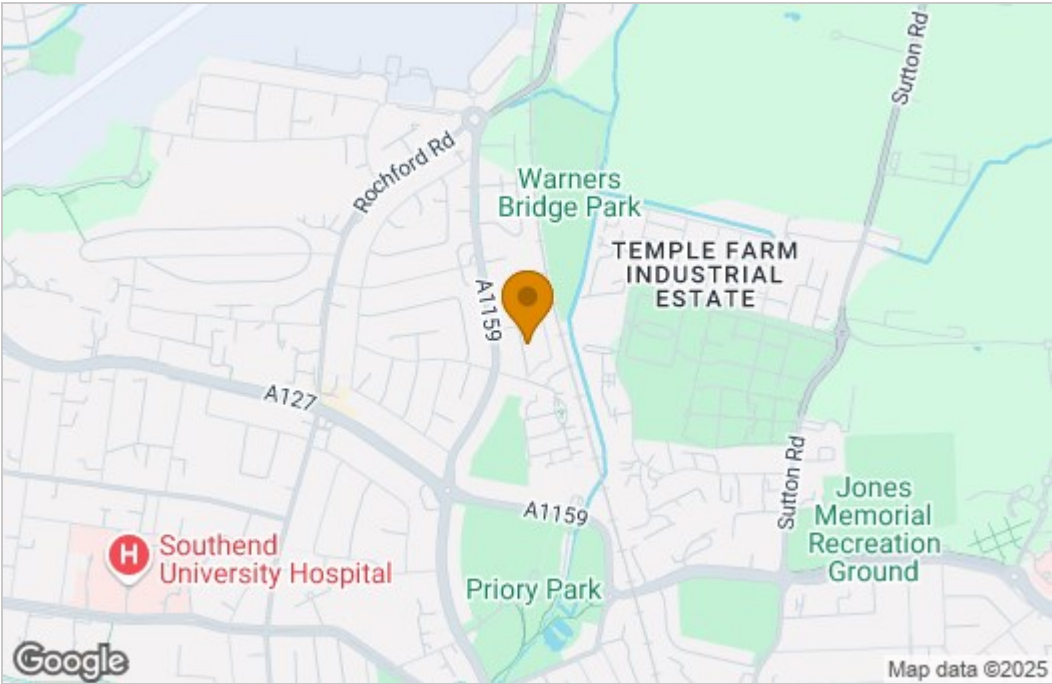


TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

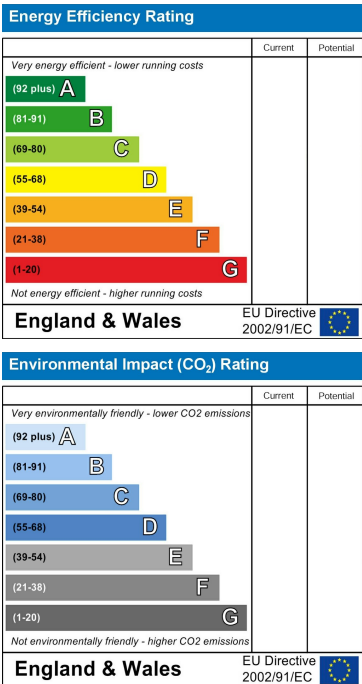
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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