

# Ist Call

SALES AND LETTINGS



**Richmond Street, Southend-On-Sea, SS2 4NW**

**£350,000**

No onward chain with this beautifully presented three bedroom terraced family home situated in the heart of Southchurch Village within easy access of Southend East rail station, local shops and great schools.

Boasting a bright and spacious lounge/ diner as well as a large kitchen/ breakfast room to the ground floor, the first floor offers two double bedrooms and a further single bedroom which would also make a great home office as well as a beautifully appointed and spacious family bathroom with separate W.C. With double glazed windows, gas central heating and a west facing rear garden we would recommend viewing.

### Accommodation Comprising

Original timber front door with obscure glazed panels providing access to...

### Entrance Hall

Radiator, laminate wood flooring, staircase to first floor, smooth plastered coved ceiling, door to...

Lounge/ Diner 24'7" into bay x 13'1" < 12' (7.49m into bay x 3.99m < 3.66m)



Double glazed bay window to front, additional double glazed window to rear, two radiators, large understairs storage cupboard, smooth plastered coved ceiling, door to..



Kitchen/ Breakfast Room 17'9" x 8'3" (5.41m x 2.51m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with matching extractor hood over, separate integrated eye level double oven, integrated dishwasher, space and plumbing for washing machine, matching range of wall mounted units one housing gas central heating and hot water boiler, tiled splashbacks, smooth plastered coved ceiling with inset spotlights, double glazed window to side and double glazed skylight window to rear, double glazed french doors to garden...



## First Floor Landing



Loft access, radiator, smooth plastered coved ceiling, doors off to...

## Bedroom 1 13' into bay x 10'2 (3.96m into bay x 3.10m)



Double glazed bay window to front, radiator, smooth plastered coved ceiling...

## Bedroom 2 11'1 x 10'3 (3.38m x 3.12m)



Double glazed window to rear, radiator, smooth plastered coved ceiling...

## Bedroom 3 7'10 x 5'4 plus door recess (2.39m x 1.63m plus door recess)



Double glazed window to front, radiator, smooth plastered coved ceiling...

## Separate W.C.

White low level W.C., laminate wood flooring, obscure double glazed window to side...

## Bathroom 9'2 x 8'5 (2.79m x 2.57m)



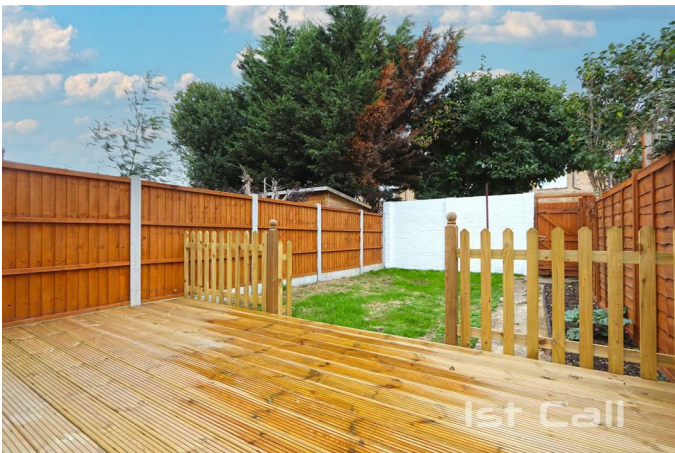
Spacious bathroom with newly fitted suite comprising tile panelled bath with mixer tap and shower attachment separate large walk in glazed shower cubicle, vanity wash hand basin, heated towel rail, tiled splashbacks and flooring, smooth plastered coved ceiling with inset spotlights, double glazed window to rear...



## Externally



West facing rear garden comprising large timber decked patio area, remainder mostly laid to lawn with flower/ shrub border...



# Floor Plan

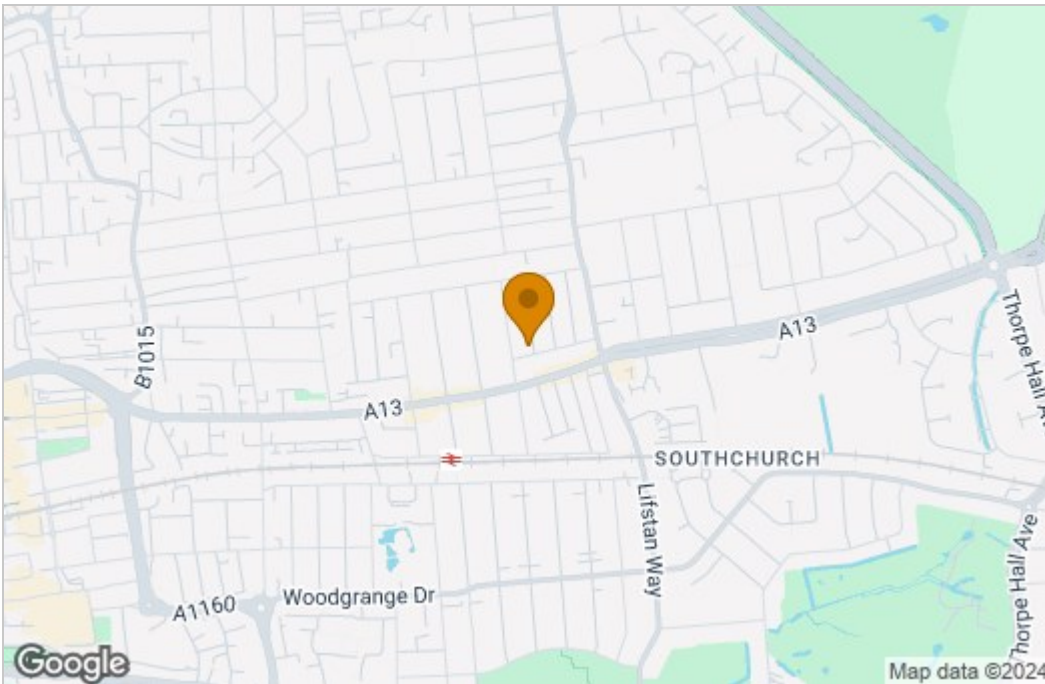


TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

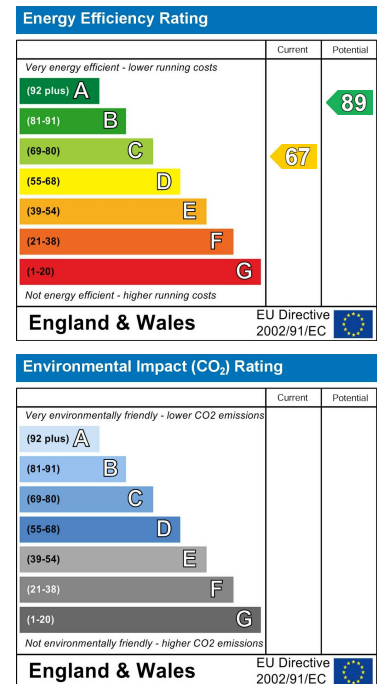
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# Area Map



# Energy Efficiency Graph



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