

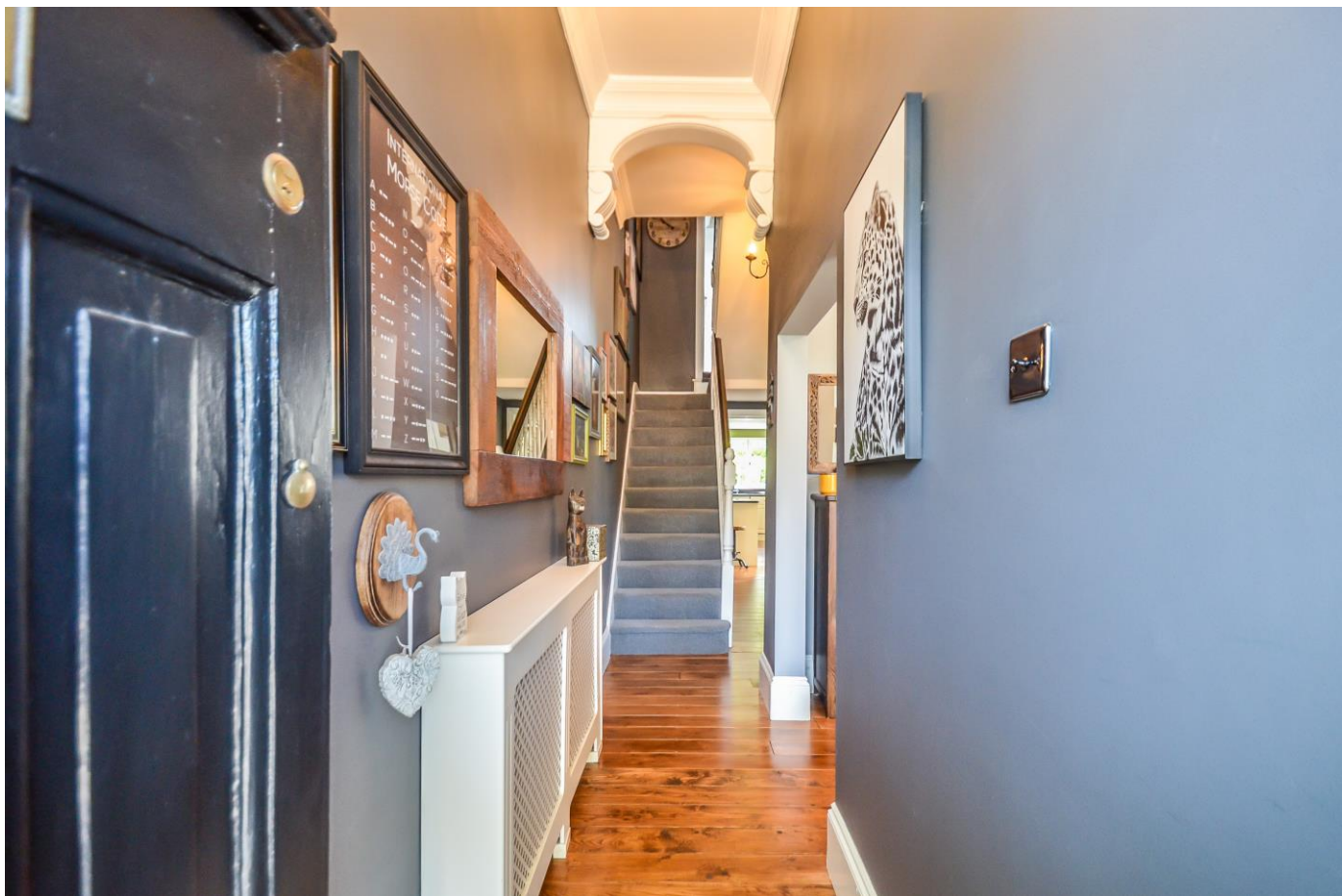


60 Cambridge Road

60 Cambridge Road Southend-on-Sea Essex SS1 1ES

Home Estate Agents are excited to offer for sale this delightful three-bedroom terraced house on Cambridge Road in the stunning Southend Conservation area. The property boasts spacious reception rooms, three double bedrooms and a well-appointed kitchen leading to a south-facing rear garden, ideal for enjoying sunny afternoons and al fresco dining.

Additionally, the property benefits from off-street parking, a valuable feature in this sought-after area. This home is not only a comfortable living space but also a wonderful opportunity to immerse yourself in the vibrant community of Southend-On-Sea. With its proximity to local amenities, parks, and the beautiful coastline, this characterful home is sure to appeal to a variety of buyers. Don't miss the chance to make this charming property your own.



Accommodation Comprises

The property is approached via wooden entrance door with stained glass window and further window above into:

Entrance Hall

Wooden flooring, skirting, coved cornice, ceiling rose with light, radiator with decorative cover, stairs rising to the first floor landing with understairs storage cupboard. Square archway to:

Lounge 14'3 x 12'1

Wood flooring, skirting, double glazed wooden Sash bay window to front, picture rail, coved cornice, ceiling rose with light, feature fireplace with granite hearth and wooden

surround, radiator with decorative cover. Open to:

Dining Room 12'1 x 11'8

Continuation of wood flooring, double glazed wooden Sash bay window to rear, picture rail, coved cornice, ceiling light, radiator with decorative cover. Square arch through to:

Kitchen 17'1 x 9'10

Continuation of wood flooring, double glazed wooden window to rear overlooking the garden, wooden door with double glazed window to side leading to the decked area of the garden, spot lighting. The kitchen is fitted to include a range of base units with granite worksurfaces with breakfast bar and matching eye level wall mounted units, shelving with



internal lighting, eight burner Belling Range cooker with Belling extractor hood above, stainless steel sink with mixer tap, granite splashback.

First Floor Split Level Landing

Carpeted, coved cornice, loft access, ceiling rose with light. Doors to:

Bedroom One 16'11 x 9'10

Carpeted, skirting, coved cornice, access to loft space, double glazed wooden Sash window to rear, radiator. Door to:



En-Suite

Tiled flooring, double glazed wooden obscure window, pedestal wash hand basin with taps, WC, tiled walk-in shower, radiator with decorative cover.

Bedroom Two 12'1 x 11'3

Carpeted, large wooden double glazed Sash window, skirting, coved cornice, ceiling rose with light, radiator.

Bedroom Three 12'0 x 11'2

Carpeted, wooden double glazed Sash window, skirting, coved cornice, ceiling rose with light, radiator.

Family Bathroom 8'4 x 5'5

Tiled flooring and walls, double glazed wooden obscure Sash window to rear, coved cornice, ceiling rose with light, rolled top claw footed bath with taps and shower attachment, pedestal wash hand basin with taps, WC, heated towel rail.

Externally

Frontage

Block paved providing off street parking for one/two vehicles.

Rear Garden

South backing rear garden commencing with a side decked area and patio area with a central lawn area, panelled fencing, side access to front.

Agents Note

The vendor has advised that the neighbouring property has right of way across the rear garden.













TOTAL FLOOR AREA : 1116 sq.ft. approx.
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Price: £610,000 Freehold

HOME - The Estate Agent of Leigh
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