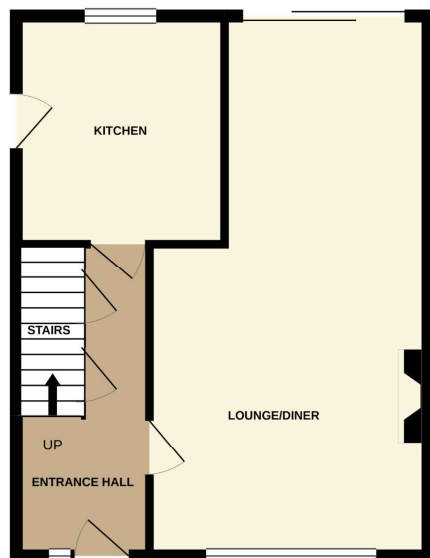
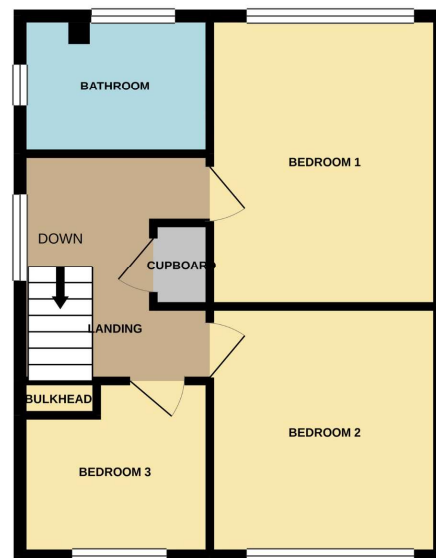


GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



76 SOUTHEND ROAD
TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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- EPC C
- Within 0.5 mile of C2C station
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Situated within 0.5 mile of the C2C station and the town centre, this 3 bedroom semi-detached home offers an ideal combination of practical living and proximity to local amenities, making it a must-see for those seeking a blend of style and location. The property boasts a bright and airy interior.

Entrance Hall: 14' x 6' (4.27m x 1.83m)
Double glazed side light window to front. Radiator. Wood laminate flooring. Stairs leading to first floor. Two under stairs storage cupboards. Doors to lounge and kitchen.

Lounge/Diner: 24'10" x 12'10" < 9'4" (7.57m x 3.9m < 2.84m)
Double glazed window to front. Two radiators. Wood laminate flooring. Double glazed sliding patio doors to rear. A bright dual aspect room with plenty of space for living and dining space.

Kitchen: 10'6" x 9'7" (3.2m x 2.92m)
Double glazed window to rear. Double glazed door to side. Wood laminate flooring. A great kitchen installed in 2019 comprising base and eye level units, work surfaces including inset one and one quarter bowl sink drainer unit with mixer tap. Plumbing for washing machine. Eye level display cabinet, integrated wine cooler. Recess for range style cooker (available via separate negotiation) with extractor hood above.

Landing: 10'1" (3.07) x 8'7" (2.62) < 6' (1.83)
Double glazed window to side. Radiator. Fitted carpet. Built-in storage cupboard. Doors to:

Bedroom 1: 13'5" x 10'10" (4.1m x 3.3m)
Double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobe.

Bedroom 2: 11'3" x 10'9" (3.43m x 3.28m)
Double glazed window to front. Radiator. Fitted carpet. Fitted wardrobe.

Bedroom 3: 8' max x 8'8" (2.44m max x 2.64m)

Double glazed window to front. Radiator. Fitted carpet. A great size third bedroom with fitted bed frame which uses the stair bulkhead space.

Shower Room: 8'8" x 6'4" (2.64m x 1.93m)
Double glazed windows to rear and side. Radiator. Vinyl flooring. Three piece suite comprising: Shower cubicle for two, low flush wc, pedestal wash hand basin with mixer tap. A bright and airy shower room.

Rear Garden: 29' (8.84) wide x 17'6" (5.33) deep
Commencing patio area. Remainder laid to lawn. Flower and shrub borders. Fenced to boundaries. Personal gate to rear. 6'7" wide side access to front of property.

Parking:
We understand residence parking permits are available from Thurrock Council.

Council Tax Band:
C.

EPC Rating:
C

