



Burnaby Road | | Southend-on-Sea | SS1 2TL

Price Guide £300,000

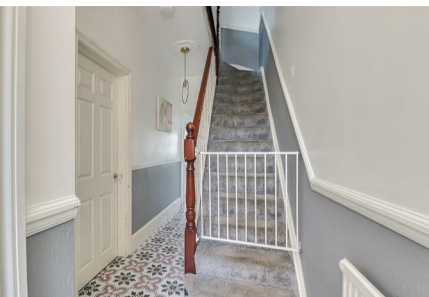
**bear**  
*Estate Agents*

**Burnaby Road |  
Southend-on-Sea | SS1 2TL  
Price Guide £300,000**

\* Guide Price £300,000 - £325,000 \* Bear Estate Agents are thrilled to bring to the market this charming two bedroom terraced house in Southchurch, complete with a bay fronted lounge, a modern kitchen, a contemporary four piece bathroom and a low-maintenance garden.

- Beautifully Presented • Bay Fronted Lounge Terraced House
- Separate Dining Room • Modern Kitchen with a Courtesy Side Door
- Convenient Utility Room • Bay Fronted Double Bedroom
- Stones Throw from the Seafront • WC And Four Piece Contemporary Bathroom
- Courtyard Style Rear • Double Glazing and Gas Central Heating





Internally, the property welcomes you with an entrance hall leading to a bright bay fronted lounge and a separate dining room. A stylish modern kitchen with a courtesy side door flows into a practical utility room. The first floor presents a bay fronted double bedroom, a second smaller double bedroom, a WC and a contemporary four piece family bathroom. Externally, the home benefits from a small courtyard style rear garden. The property further offers double glazing and gas central heating throughout.

Burnaby Road is ideally positioned close to the seafront, Southchurch Park and an excellent range of local amenities. For commuters, Southend East Train Station is within easy reach, while the A127 and bus links provide further travel connections. The property is within catchment for Porters Grange Primary and Nursery, Southchurch High School and also close to the highly regarded Southend High School for Girls.

## Two Bedroom Terraced House

### Entrance Hall

### Lounge

13'5 x 10'6 (4.09m x 3.20m)

### Dining Room

11'0 x 8'5 (3.35m x 2.57m)

### Kitchen

13'1 x 7'11 (3.99m x 2.41m)

### Utility Room

7'11 x 5'0 (2.41m x 1.52m)

### Landing



**Bedroom One**

13'11 x 13'5 (4.24m x 4.09m)

**Bedroom Two**

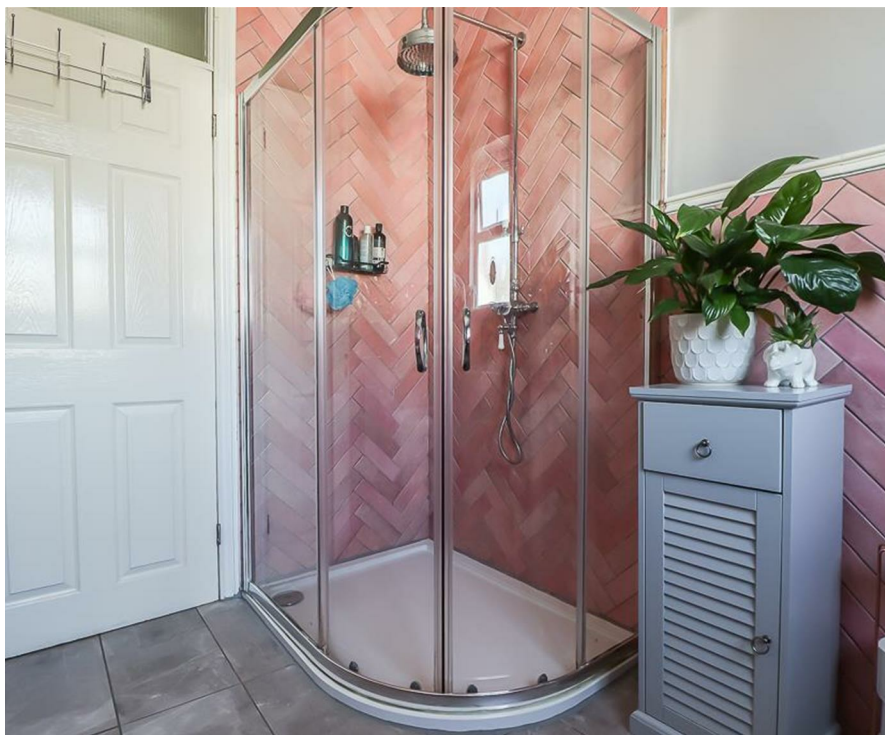
11'0 x 8'5 (3.35m x 2.57m)

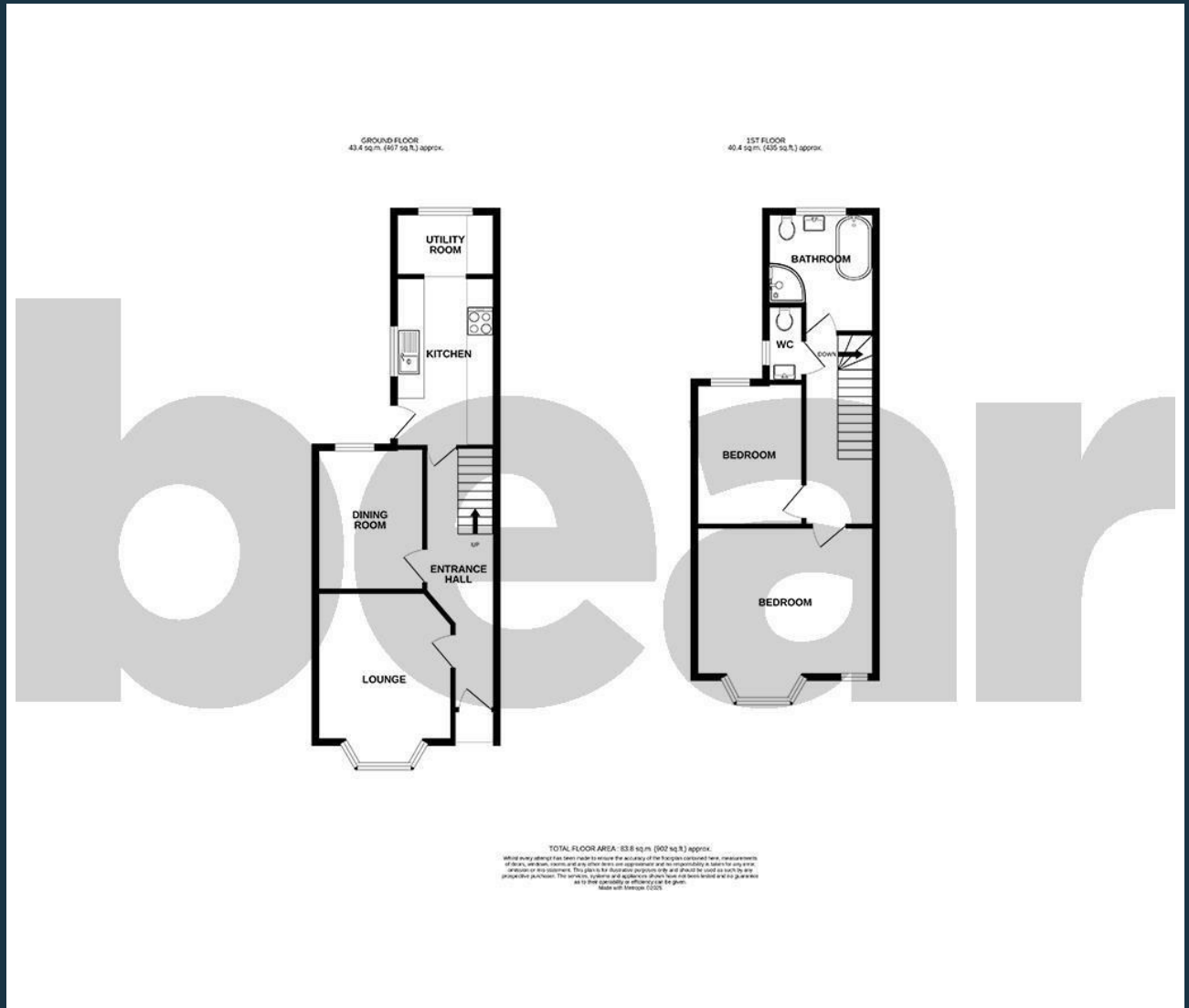
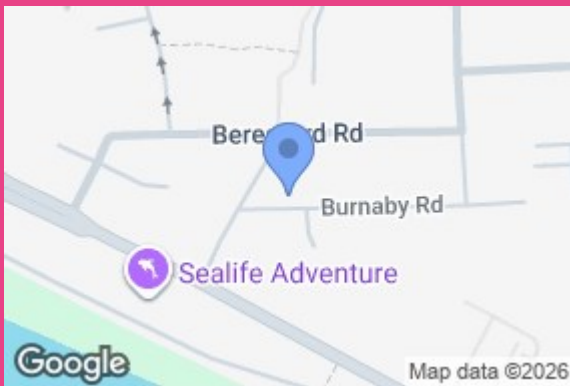
**Four Piece Bathroom**

9'4 x 8'2 (2.84m x 2.49m)

**WC**

**Garden**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

204 Woodgrange Drive  
 Southend-on-Sea  
 Essex  
 SS1 2SJ  
 01702 811211  
 info@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>