



# FOR SALE

**Cambridge Road,  
Southend-On-Sea SS1 1EP**

Offers Invited £550,000 Freehold Council Tax Band - D

3  1  3  1313.00 sq ft

- Three Bedroom Home
- Three Reception Rooms
- Off Street Parking for Two Vehicles
- Potential To Extend With Correct Planning
- If You Are Looking To Modernise A Home To Your Own Standard, This Could Be Perfect
- Four Piece Bathroom With Separate Second W/C
- New Roof And Combination Boiler Was Fitted A Few Years Ago
- Close To Mainline Stations, Southend City Centre, Parks, Walks, And Seafront
- Catchment for Barons Court Primary (Ofsted Outstanding)
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**



# Description

You can find this home positioned in the sought-after conservation area of Southend-On-Sea, this charming terraced house on Cambridge Road offers plenty of character. Spanning an impressive 1,313 square feet, the property boasts three well-proportioned bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertaining.

The first floor features a four-piece bathroom, with a second separate w/c, ensuring practicality for family living. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for gatherings with friends and family.

One of the standout features of this property is the off-street parking available for two vehicles. Additionally, there is significant potential to extend the property, subject to the necessary planning permissions, allowing you to tailor the home to your specific needs.

The location is truly exceptional, with mainline train stations, local parks, shops, and a variety of restaurants all within close proximity. Families will appreciate the nearby schools, making this an ideal choice for those looking to settle in a vibrant community.

With no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer or looking for a family home, this house presents an excellent opportunity to enjoy the best of Southend-On-Sea living.

## Measurments

Lounge - 14'11 x 12'5 (4.55 x 3.79)  
Living Room - 10'11 x 10'10 (3.33 x 3.31)  
Dining Room - 12'11 x 9'9 (3.95m x 2.99m)  
Kitchen - 10'11 x 10'5 (3.35m x 3.19m)  
Bedroom 2 - 12'11 X 11'0 (3.94m x 3.35m)  
Bathroom - 10'2 x 6'10 (3.11m x 2.09m)  
W/C - 5'1 X 2'11 (1.56m X 0.9m)  
Bedroom 3 - 10'11 x 10'10 (3.34m x 3.32m)  
Bedroom 1 - 12'2 x 16'6 (3.71m x 5.03m)

## Ground Floor

Upon entering the property you will step into a spacious hallway with stairs leading to the first floor with storage underneath and doors to accommodation which include a welcoming lounge to the front of the property with bay window, second reception room which can be used as a living room/family room and dining room that leads onto the kitchen which is positioned at the rear of the property. There are two access points to the garden with a door from the dining room and door from the kitchen. The ground floor mainly has sash windows throughout which is in-keeping with the conservation area. There is gas central heating throughout the ground floor.

## First Floor

As you head upstairs to the first floor, there is plenty of storage space on the landing, three double bedrooms and family bathroom with separate w/c. The main bedroom is positioned at the front of the property, and as you head back down the landing there is another double bedroom with built in wardrobe, a four piece bathroom with cupboard housing a combination boiler, separate w/c and another double bedroom to the rear of the property. There is gas central heating and radiators throughout the second floor.

## Exterior

The front of the property has a low level brick built

wall with gated access, shrubbery and mainly paved front garden and footpath to the front door. To the rear of the property there is a paved driveway with gated access providing off street parking for two vehicles.

## Location

This family home is situated in the ever popular conservation area and is only a short walk to Southend City Centre where you will find Southend Mainline Station, an array of shops, bars and restaurants. The seafront is also walking distance where you can enjoy nice walks or take advantage of adventure island with the family.

## School Catchment

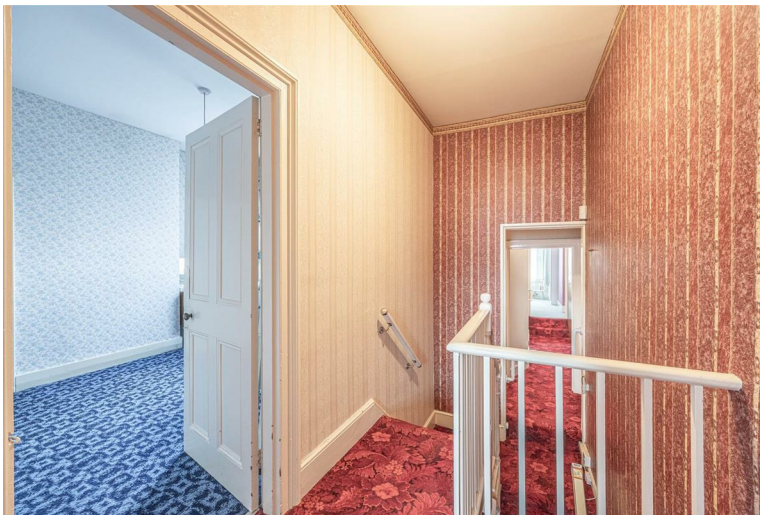
Barons Court Primary  
Milton Hall Primary  
Southchurch Secondary

## Tenure

Freehold











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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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