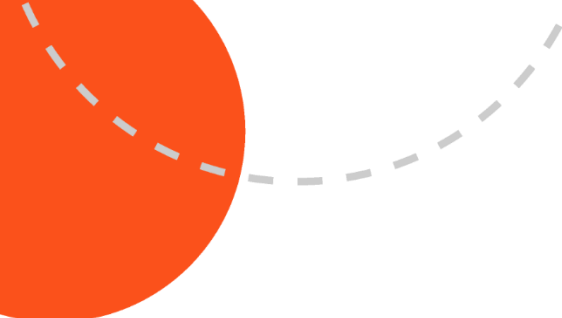




10 Temple Gate Cottages, Sutton Road, Southend-On-Sea, Essex, SS2 5QR  
Two Bedroom Cottage / Price: £345,000 / Tel: 01702 207720

**amos**





Welcome to this **two-bedroom** cottage, offering good living space throughout. The property features a separate living room and a dining room that leads through to the kitchen, creating a practical layout for everyday living. The kitchen offers space for appliances and provides access through to a sunroom, which offers direct access to the rear garden. Upstairs, the home offers two well-proportioned bedrooms and a three-piece family bathroom. The rear garden is a good size, with a combination of sun decking and lawn, providing usable outdoor space. To the front, the property also benefits from off-street parking. Overall, the property offers a well-balanced layout and would suit a range of buyers, including first-time purchasers, small families, or those looking to downsize.

Set within a quiet rural location, the property is just a short drive from Rochford, where you will find a selection of local shops, eateries and a train station offering direct access into London. Additional supermarkets and everyday amenities are also available nearby, making the location both peaceful and convenient.

Find us on

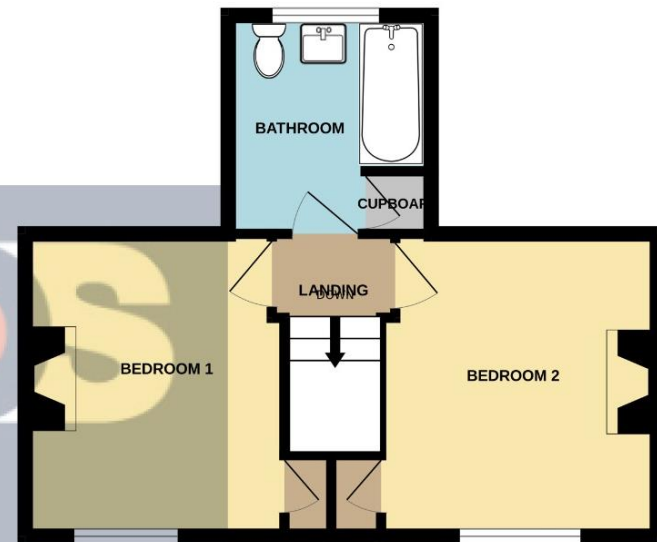


**A space to  
call home.**

GROUND FLOOR



1ST FLOOR



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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## Property Information

- / Charming two-bedroom cottage
- / Quiet rural location
- / Separate living room and dining room
- / Fitted kitchen with access to sunroom
- / Sunroom with direct access to rear garden
- / Two well-proportioned bedrooms
- / Three-piece family bathroom
- / Great sized rear garden
- / Off street parking available
- / Ideal for first-time buyers, downsizers or small families
- / No Onward Chain
- / Council Tax Band: C
- / EPC Rating: D

Entrance door to:

### **Entrance Hall /**

Plastered ceiling, floor covering, doors leading off:

### **Living Room /**

12'11 x 9'9

Double glazed window to front aspect, plastered ceiling, fitted carpet, feature fireplace, radiator, power points.

### **Dining Room /**

12'6 x 9'7

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, staircase to first floor accommodation with fitted carpet, understairs storage cupboard, feature fireplace, two radiators, power points, open access to:

### **Kitchen /**

9'10 x 8'2

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated appliances such as oven, gas hob with extractor fan above and stainless steel sink unit with mixer tap, space for fridge/freezer and washing machine, plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, power points, access to:





## Sunroom /

7'8 x 7'8

Double glazed French doors to rear garden and double-glazed windows to rear aspect, tiled flooring, fitted wall lights, radiator, power points.

## Landing /

Fitted carpet, loft access, doors leading off:

## Bedroom One /

12'11 x 10'2

Double glazed window to front aspect, plastered ceiling, fitted carpet, feature fireplace, storage cupboard, radiator, power points.

## Bedroom Two /

12'11 x 9'10

Double glazed window to front aspect, plastered ceiling, fitted carpet, radiator, storage cupboard, power points.

## Bathroom /

8'11 x 8'1

Three-piece suite comprising of integrated bath with fitted shower unit, pedestal hand wash basin with separate taps, low level w/c, double glazed window to rear aspect, plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, storage cupboard housing combination boiler, extractor fan.



## Rear Garden /

Sun decking to immediate rear of property with remaining laid to lawn, secure fence boundaries, mature planting.

## Front Garden /

Shingle driveway providing parking for vehicles, boundary to either side.



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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





