

SCOTT &  
STAPLETON

FEECHES ROAD  
Southend-On-Sea, SS2 6TE  
£375,000





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**SOUTHEND-ON-SEA, SS2 6TE**

Scott & Stapleton are delighted to offer for sale this deceptively spacious fully detached bungalow with an impressive road frontage of approx. 50' located in a sought after & convenient position close to all amenities.

This super bungalow is very well presented and benefits from 2 double bedrooms, both with fitted wardrobes, 19' x 11'1 lounge, large separate reception room, kitchen/diner & modern fitted shower room.

This fabulous property also has a neat, well maintained garden with large timber summerhouse plus ample off street parking to the front.

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Within a short walk of local shops & parks the property is also within easy access of Southend airport & railway station, all other transport links, schools & Southend City centre.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a spacious detached bungalow in a desirable location. An early internal inspection is strongly advised.



## Accommodation comprises

UPVC entrance door with stained inset leading to entrance porch.

## Entrance porch

Solid wood entrance door with obscure glazed inset leading to entrance hall.

## Entrance hall

3.7 x 1.1 (12'1" x 3'7")

Radiator, dado rail. Panelled doors to all rooms.

## Bedroom 1

4 x 3.3 (13'1" x 10'9")

UPVC double glazed bay window to front with stained lead light fan lights. Range of luxury fitted wardrobes to one wall, radiator.

## Bedroom 2

3.3 x 2.4 (10'9" x 7'10")

UPVC double glazed window to front with stained lead light fanlights. Range of luxury fitted wardrobes to one wall, radiator, loft access.

## Lounge/bedroom 3

5.8 x 3.4 (19'0" x 11'1")

UPVC double glazed French doors to rear on to garden. Feature fireplace with wooden mantle, marble back & hearth and gas fire, radiator, two wall light points.

## Dining room/living room

3.8 x 3 (12'5" x 9'10")

Built in dresser, radiator. Door to shower room, open to kitchen/diner.

## Shower room

3 x 1.4 (9'10" x 4'7")

Obscure UPVC double glazed window to rear. White suite comprising of double shower cubicle, low level WC & pedestal wash hand basin. Large heated towel rail, fully tiled walls.

## Kitchen/diner.

4.8 x 3.3 (15'8" x 10'9")

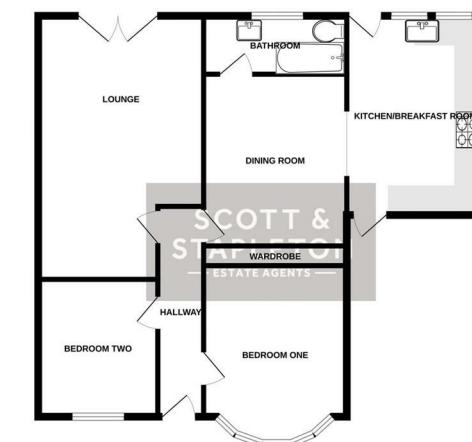
UPVC double glazed windows to side & rear, UPVC half double glazed door to rear onto garden. Vast range of base & eye level units with two corner larder units & large drawer pack. Integrated electric oven, separate electric hob & extractor fan, spaces for washing machine & tumble dryer. Square edge worktops with matching upstands and inset one and a quarter bowl stainless steel sink unit with matching drainer & mixer tap. Large built in storage cupboard, further cupboard housing modern Vaillant combination boiler (not tested).

## Front garden

The property benefits from an impressive road frontage of approx. 50' with large block paved driveway providing ample off street parking. Further shingled front garden with independent pathway to entrance door & picket fence to front boundary. Pedestrian access to both sides.

## Rear garden

Neat, low maintenance rear garden with crazy paved & block paved patios. Well maintained lawn with mature borders, large timber summerhouse, fully fenced, outside lighting & tap.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	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 & Wales	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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	