



\*\* NO ONWARD CHAIN - OPEN PLAN KITCHEN & SEPARATE UTILITY ROOM - CLOSE TO MAJOR C2C RAIL LINKS \*\* \*  
Bear Estate Agents are delighted to offer for sale with no onward chain, this striking and deceptively spacious family home comprising three generously proportioned bedrooms, a large kitchen, dining room, a conservatory extension and bonus utility room. The garden measures some 80ft in depth and there is an independent driveway to the front for two vehicles.

- No Onward Chain
- Feature Stained Glass Front Door
- Two Generous Reception Rooms
- Newly Renovated Kitchen and a Separate Utility Room
- Convenient Ground Floor WC
- Modern Shower Room
- Double Glazing and Gas Central Heating
- Bright and Airy Conservatory
- Three Well-Proportioned Bedrooms
- Large Garden and Off-Street Parking for One/Two Vehicles

## Lovelace Gardens

Southend-on-Sea

**£400,000**

Offers Over



# Lovelace Gardens



The accommodation comprises entrance hallway, guest WC, two reception rooms, newly fitted kitchen, utility room and conservatory. To the first floor, there are three generously proportioned bedrooms along with a newly fitted shower room. Further benefits include double glazed windows, guest central heating, a garden approaching some 80ft in length with rear access and off-street parking to the front for one or two vehicles.

Lovelace Gardens is a favoured residential road in the heart of Southchurch, located within easy reach of amenities and schools, as well as bus links ad Southend East Train Station. Also within a close distance, there is the city centre, parks and the seafront.

## **Entrance Hall**

16'0 x 4'10

Access via an original stained glass door. Under stair storage.

## **Lounge**

16'2 x 11'4

## **Dining Room**

14'3 x 9'7

## **Kitchen**

15'1 x 6'8

New and modern range of base and level storage units, integrated appliances including oven, four ring electric hob, one and a quarter bowl sink unit with feature mix tap, space for other appliances and a breakfast bar.

## **Utility Room**

7'9 x 7'7

Sink unit with mixer tap and space for appliances.

## **Conservatory**

11'1 x 9'4

## **WC**

## **Landing**

9'2 x 7'2

## **Bedroom One**

16'4 x 10'6

## **Bedroom Two**

14'3 x 7'9

## **Bedroom Three**

10'7 x 7'11

Potential to add a balcony (STPP)

## **Shower Room**

6'5 x 6'1

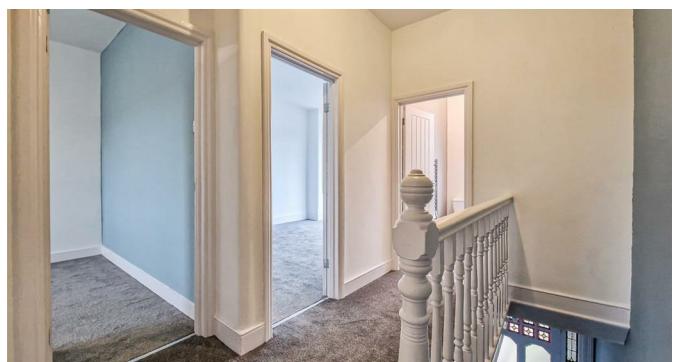
A new suite comprises a WC, sink unit with mixer tap, large walk-in shower cubicle and a chrome heated towel rail.

## **Garden**

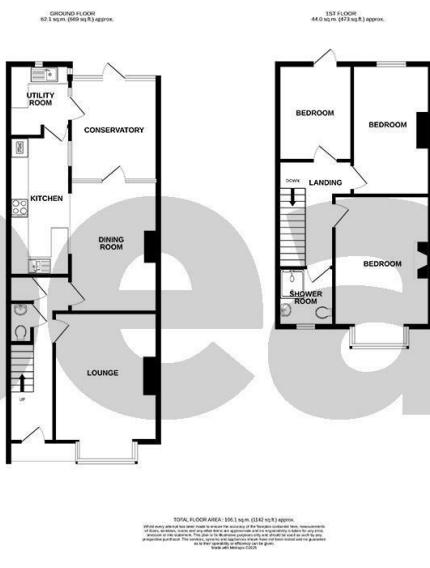
80'0

Rear access.

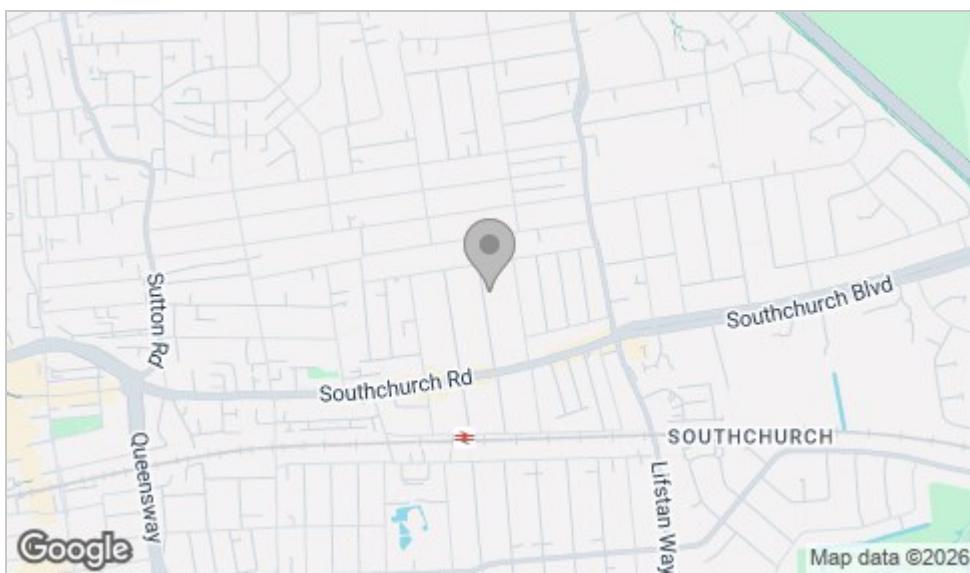
## **Off-Street Parking**



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

