

Ist Call

SALES AND LETTINGS



Guildford Road, Southend On Sea, SS2 5AS

£350,000 - Freehold

Offered with no onward chain, this well-presented three-bedroom end-of-terrace family home enjoys a convenient central location, within easy reach of the city centre, mainline rail stations and seafront. The accommodation includes a spacious lounge/diner and a modern fitted kitchen/breakfast room, while the first floor offers three well-proportioned bedrooms and a family bathroom. Further benefits include off-street parking for at least two vehicles, a south-facing rear garden, double glazing and gas central heating. An internal viewing is highly recommended.

Accommodation Comprising
uPVC double glazed front door to...

Entrance Lobby 6'2 x 3'7 (1.88m x 1.09m)
Laminate wood flooring, dado rail, smooth plastered ceiling with inset spotlight, opening to...

Lounge/ Diner 24'3 into bay x 14'2 (7.39m into bay x 4.32m)



Double glazed bay window to front, additional double glazed window to front, three radiators, feature fireplace with brick hearth, laminate wood flooring, staircase to first floor with large understairs storage cupboard, coved ceiling, door to...



Kitchen/ Breakfast Room 14'2 x 12'9 (4.32m x 3.89m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and matching extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, double glazed windows to side and rear, uPVC double glazed door to rear garden...



First Floor Landing

Radiator, loft access, built in storage cupboard, doors off to...

Bedroom One 12'8 x 9'3 (3.86m x 2.82m)



Double glazed window to rear, radiator, smooth plastered coved ceiling...

Bedroom Two 11'1 x 7'1 plus 4' x 3'10 (3.38m x 2.16m plus 1.22m x 1.17m)



Double glazed window to front, radiator, coved ceiling, opening into storage/ wardrobe area...

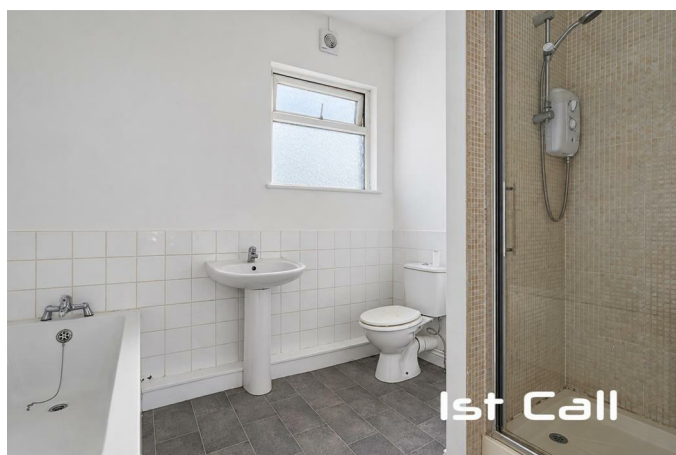


Bedroom Three 10'11 x 6'8 (3.33m x 2.03m)



Double glazed window to front, radiator, dado rail, coved ceiling...

Bathroom/WC 8'7 x 7' (2.62m x 2.13m)



Suite comprising panelled bath, separate enclosed shower cubicle, pedestal wash hand basin, low level W.C., tiled splashbacks, heated towel rail, obscure double glazed window to rear...

Externally



Front Garden

Offering off street parking for at least two vehicles...

Rear Garden



South facing rear garden, partially paved with gate offering side access...

Important Information & Property Images

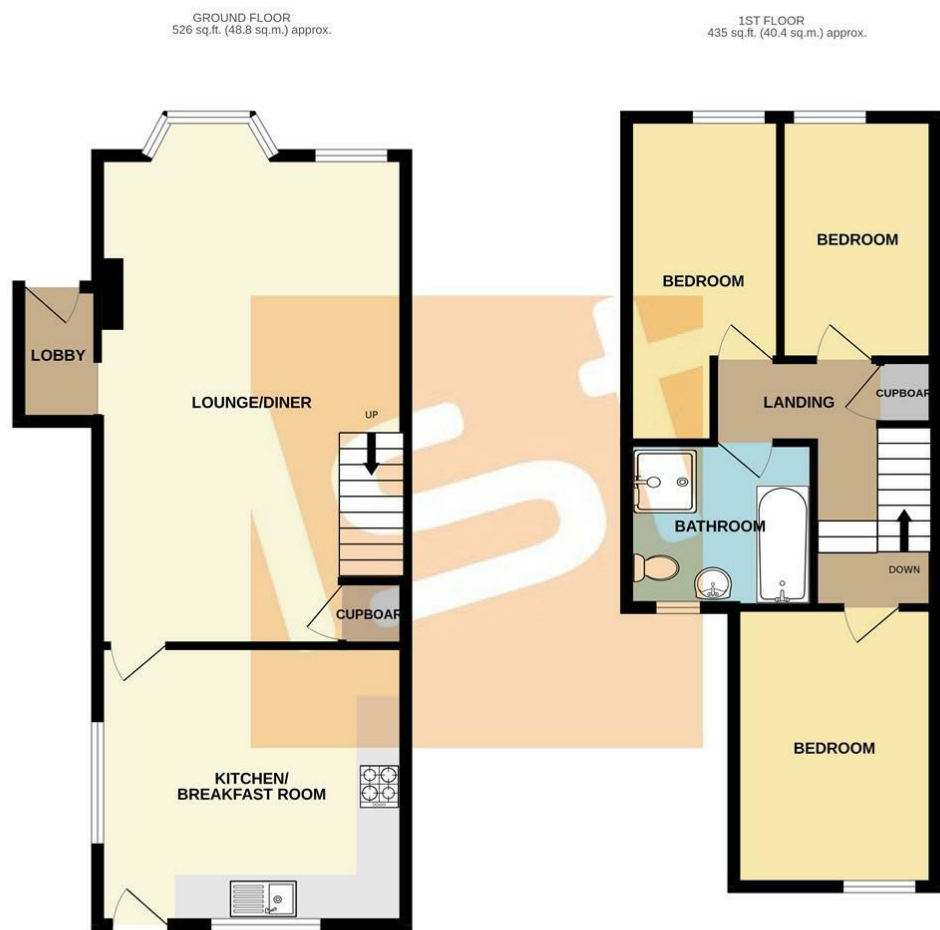
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Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

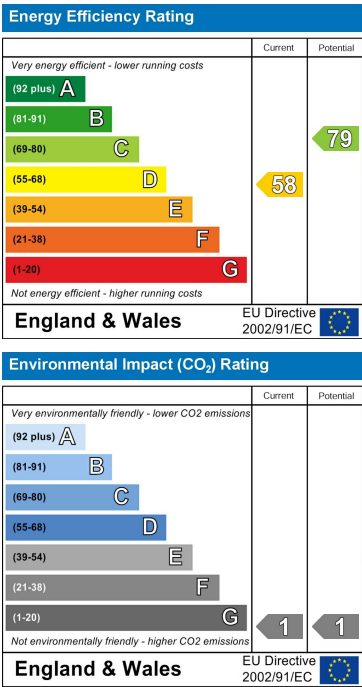
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Area Map



Energy Efficiency Graph



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