

Three Bedroom Terraced House for Sale - **£400,000**

Ilfracombe Avenue, Southend-On-Sea, SS1 2QX



KEY FEATURES

• Three Bedrooms • Modern Kitchen • Modern Bathroom • Highly Desired Location •
Minutes from Popular Transport Routes and Eateries • Bright Lounge and Dining Areas •
Section of Decking for Outdoor Dining • Off Street Parking • Gas Central Heating • Double
Glazing Throughout

Description

Sought after location! Three Bedroom Home! Well Presented! Belle Vue are happy to welcome this generously sized family home to the sales market. Situated within a prime area within the highly sought after Southchurch Village, this property is enviable for it's ease of access to an abundance of local schools and enjoys immediate proximity to essential amenities such as shops and eateries, whilst just a walk away from Southend East Train Station, allowing seamless connections to London, and only a short drive from Southend Seafront and Southend City Center. Entering the charming hallway, you will find separate lounge and dining areas, creating ample space for hosting friends and family, as well as a modern kitchen and access to the rear garden with an area of decking for outdoor seating. From the rising staircase, you will find three, well sized bedrooms that enjoy ample natural light, alongside a spacious, modern bathroom. With double glazing and gas central heating throughout, this property ticks all the boxes with it's ample off street parking. Early viewings are advised!

Accommodation

Entrance Hallway

Accessed from the bespoke, wooden front door, you are welcomed into the entrance hallway. With wood effect flooring and painted walls, this space benefits from decorative features such as a dado rail, picture rail, a coved ceiling and two toned painted walls in a neutral fashion. Complete with a fitted radiator, there is a carpeted, rising staircase to the first floor, storage cupboards built into the stairs, and further doorways leading to the lounge, dining room and kitchen.

Lounge 15' 5" x 13' 11" (4.70m x 4.24m)

Accessed from the entrance hallway, there is a bright family lounge. With carpet flooring and painted walls, this space benefits from a rustic feature fireplace with log burner, alongside decorative touches such as a picture rail and coved ceiling. Complete with a large, double glazed bay window to the front elevation, and fitted radiator.

Dining Room 12' 2" x 11' 11" (3.71m x 3.63m)

Accessed from the entrance hallway, there is a separate dining room area. With wood effect flooring and painted walls, this space features a decorative fireplace, with wooden surround and matching built in storage cupboards to the alcoves. Benefiting from decorative touches, such as a picture rail, this space is complete with a fitted radiator and a double glazed, uPVC door to the rear elevation, alongside double glazed windows, allowing access to the decking in the garden.

Kitchen 8' 8" x 7' 10" (2.64m x 2.39m)

Accessed from the entrance hallway, there is a modern kitchen space. With tiled effect flooring and painted walls, this space is comprised of low level and eye level units, housing amenities such as a inset sink, inset oven, hob, overhead extractor and boiler. Complete with splashback wall tiling and a fitted radiator, there is a further uPVC window and door that leads into the rear garden.

First Floor Landing

From the rising staircase, you are welcomed onto the first floor landing. With carpet flooring and painted walls, this space benefits from a decorative picture rail, with further doors leading to the bedrooms and bathroom.

Bedroom One 15' 4" x 12' 3" (4.67m x 3.73m)

Accessed from the first floor landing, there is the master bedroom. With carpet flooring and painted walls, this space features a decorative fireplace as well as a large, double glazed bay window towards the front elevation. Complete with a picture rail and a fitted radiator.

Bedroom Two 12' 3" x 12' 3" (3.73m x 3.73m)

Accessed from the first floor landing, there is the secondary bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator and a double glazed window towards the rear elevation.

Bedroom Three 9' 4" x 7' 7" (2.84m x 2.31m)

Accessed from the first floor landing, there is a third bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator, a picture rail and a double glazed window towards the front elevation.

Bathroom 8' 8" x 7' 10" (2.64m x 2.39m)

Accessed from the first floor landing, there is a modern bathroom suite. Comprised of a low level W/C, a paneled bath, a wall mounted shower, a shower screen and pedestal hand wash basin, this space is complete with two double glazed, obscured windows towards the rear elevation, and a heated towel rail.

Rear Garden 42' 0" x 21' 3" (12.79m x 6.47m)

Estimated Measurements Accessed from the kitchen and the dining room, there is the east facing rear garden. Stepping out onto wooden decking, this space allows plentiful seating for hosting friends and family, with further steps down onto the lawn where you will find a wooden shed perfect for outdoor storage. Please note the outdoor cooking area will not be staying with the property, and will be dismantled prior to completion.

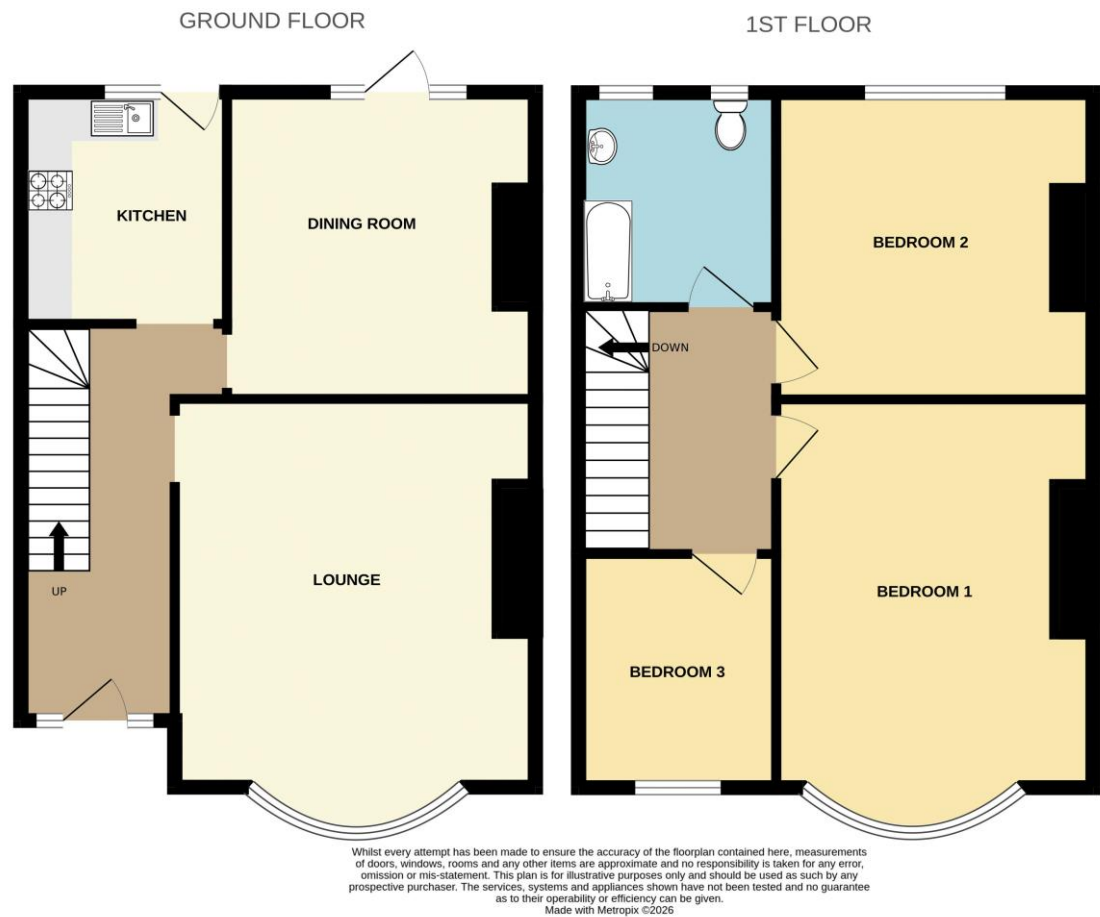
Off Street Parking

Towards the front of the property, there is a generous driveway to allow off street parking for multiple vehicles.

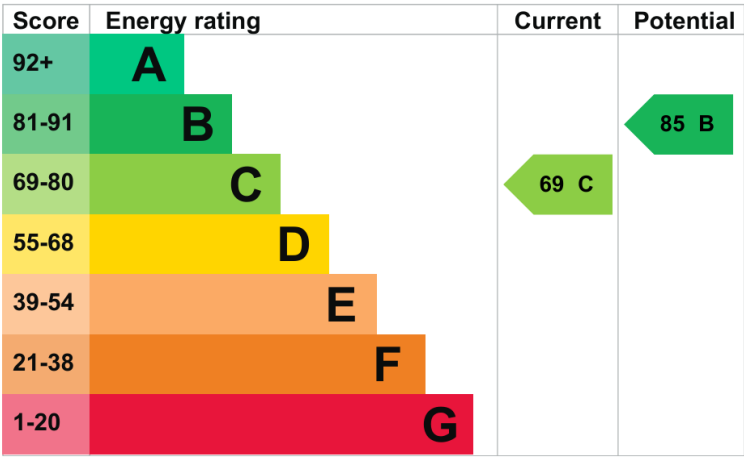




Floorplan



EPC Graph & Additional Information



Tax Band for this property is: **C**
EPC rating for this property is: **C**
Tenure of the property is: **Freehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.