

Two Bedroom Terraced House For Rent - **Monthly Rental Of £1,300**

Fernbrook Avenue Southend-On-Sea SS1 2QW



KEY FEATURES

● 2 Double Bedrooms ● South Backing Garden ● Redecorated Throughout ● Popular Southchurch Village Location ● Close to Shops, Schools & Station ● Double Glazed ● Central Heating ● Recently Fitted Bathroom ● Recently Fitted Carpets ● Available Now

Description

This surprisingly spacious, two double bedroom family home is situated in the heart of the highly sought after Southchurch Village, close to shops, schools & train station. The property has recently been redecorated, whilst boasting a modern bathroom, recently fitted carpets and a bright finish throughout. With further benefits including double glazing, central heating and a south backing garden, this property makes indulging in the summer sun and enjoying family days out, easy! Early viewing is strongly advised.

Accommodation

Entrance Lobby

Accessed via a double glazed panelled front door. Coved and plastered ceiling. Open plan to the...

Lounge 10' 10" x 13' 0" (3.30m x 3.96m)

Double glazed windows to the front elevation, fitted radiator, coved and plastered ceiling. Square archway leading to the...

Dining Room 10' 11" x 13' 0" (3.32m x 3.96m)

Spindle balustrade leading to the first floor with a built-in storage cupboard below. Double glazed door to the rear elevation providing access to the garden, fitted radiator, coved and plastered ceiling. Panelled door leading to the...

Kitchen 9' 3" x 9' 0" (2.82m x 2.74m)

Double glassed window to the rear elevation overlooking the garden. Large selection of base and drawer units with a complimentary rolled edge worktop. Inset stainless steel sink and drainer. Inset gas hob with a brushed steel splash-back and wall mounted chimney extractor above. Matching tower unit housing an integrated double oven. Further selection of eye level units with matching doors. Plumbing for a washing machine. Coved and plastered ceiling with recessed spot lighting.

Landing

Spindle balustrade, fitted radiator, coved and plastered ceiling with a loft hatch. Panelled doors to the...

Bedroom One 11' 0" x 13' 0" (3.35m x 3.96m)

Twin double glazed windows to the front elevation. Fitted radiator, coved and plastered ceiling.

Bedroom Two 10' 10" x 8' 0" (3.30m x 2.44m)

Double glazed window to the rear elevation overlooking the garden. Fitted radiator, coved and plastered ceiling.

Bathroom 7' 4" x 9' 0" (2.23m x 2.74m)

Double glazed obscure window to the rear elevation. Suite comprising of a W.C, pedestal wash hand basin and panelled bath with a fitted shower screen and mixer tap with a wall mounted shower head attachment. Fully tiled walls with an attractive mosaic boarder. Large built-in airing cupboard housing a wall mounted boiler, fitted radiator and plastered ceiling with recessed spot lighting.

Garden 45' 0" x 0' 0" (13.71m x 0.00m)

Approximately 45' South backing rear garden (unmeasured). Commencing with a paved patio seating area. The remainder of the garden is mainly laid to lawn.

Agents Note

Please note that the photos are from a previous listing, however, they are an excellent representation of the current condition of the property.





Floorplan



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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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**
 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.