1st Call
SALES AND LETTINGS

Guildford Road, Southend On Sea, SS2 5AS

Guide Price £325,000 - Freehold

** GUIDE PRICE £325,000 - £350,000 ** 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

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

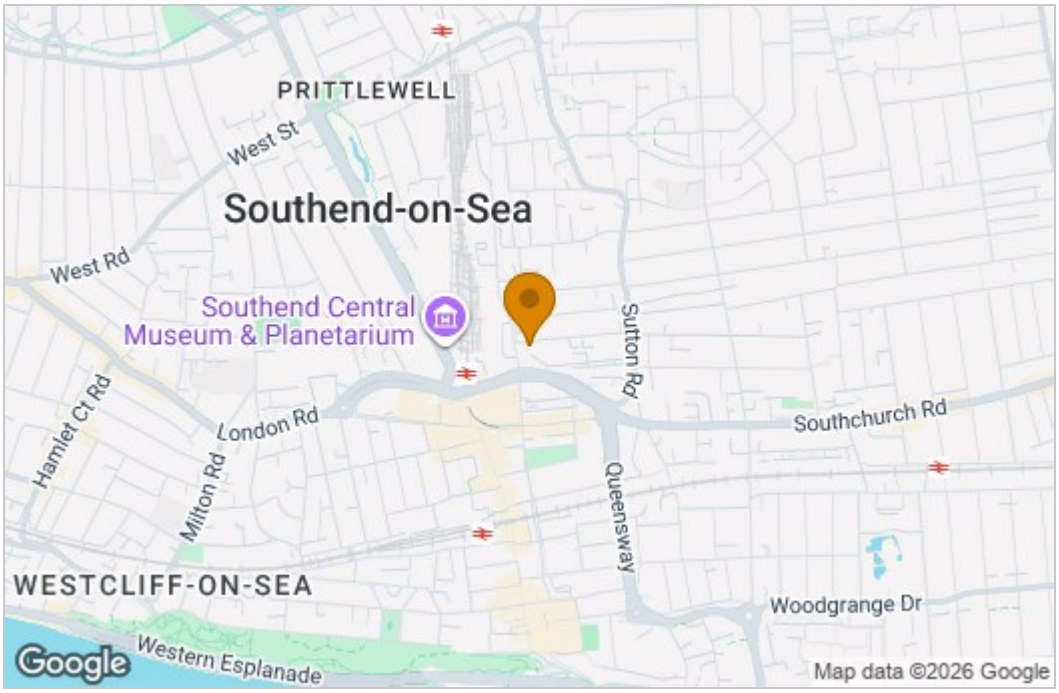
Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, virtual staging or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

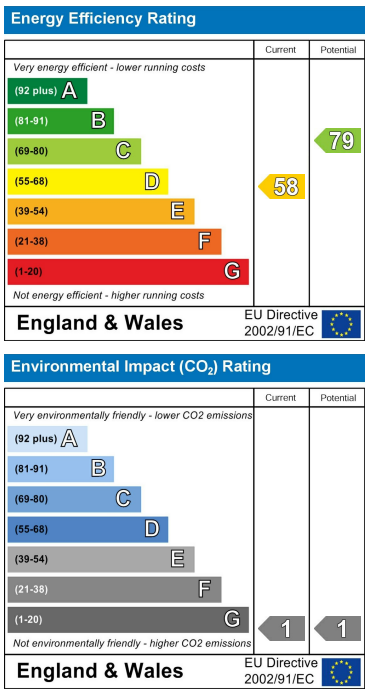
Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

Area Map



Energy Efficiency Graph



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