



Cambridge Road , Southend-on-Sea SS1 1ES

- SEMI-DETACHED
- A PROJECT WITH LOADS OF POTENTIAL
- POTENTIAL TO EXTEND
 - SIDE ACCESS
- PERIOD PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO SOUTHEND CITY CENTRE
 - POPULAR CONSERVATION AREA
- GAS CENTRAL HEATING

Guide Price £525,000 Freehold





Location

£525,000 - £550,000

Hair & Son are pleased to bring to market this four bedroom semi-detached home that was built in 1896.

The property requires work throughout but offers a great footprint for those who are looking to take on a project in a sought after location in the Conservation area. It is situated in a convenient location nearby to the seafront, Southend City Centre and train stations with direct links to London.

The accommodation boasts two reception rooms, a good size kitchen which has additional space if you wish to treat this as a kitchen diner. To the rear you have a wc and additional space for utilities.

The first floor features two bedrooms, of which the master bedroom is at the front of the property. You also have a wc and a family bathroom.

The second floor has two further bedrooms which measure 17'6 x 13'0 and 12'2 x 11'2.

The property features a paved rear garden which is south facing. The road has permit parking.

Offered to the market with vacant possession, therefore no onward chain.



HALL**LOUNGE**

15'2" x 13'3"

DINING ROOM

12'1" x 12'0"

KITCHEN

14'1" x 10'0"

UTILITY

7'1" x 3'5"

WC**FIRST FLOOR****BEDROOM ONE**

17'2" x 16'0"

BEDROOM TWO

11'6" x 10'0"

BATHROOM

10'7" x 8'3"

WC.**SECOND FLOOR****LANDING****BEDROOM**

17'6" x 13'0"

BEDROOM

12'2" x 11'2"

GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Local Authority **Southend on Sea Borough Council**
 Council Tax Band **D**
 EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.