

Two Bedroom, Terraced House For Rent - **Monthly Rental Of £1,350**

Southchurch Road, Southend-On-Sea, SS1 2PH



KEY FEATURES

• Two Bedrooms • End of Terrace • Open Plan Kitchen Lounge • Downstairs W/C • Three Piece Modern Bathroom • Courtyard Garden • Minutes from Shops, Schools and Southend East Train Station • Double Glazing Throughout • Gas Central Heating • Available Now!

Description

Recently Redecorated, Two Bedroom Property! Belle Vue are happy to welcome this end terraced property to the rental market. Boasting an enviable location within the heart of Southchurch, this property is minutes from popular amenities such as Southend East Train Station, allowing links to London, shops, eateries and highly sought after schools! Offering an open plan kitchen lounge, with a downstairs W/C, this property is complete with a courtyard style rear garden, two well sized bedrooms and a three piece bathroom. Additionally benefiting from double glazing and gas central heating, this property is available now! There is no off street parking, residents should expect to park on surrounding roads, where restrictions may apply.

Accommodation

Entrance / Open Plan Kitchen Lounge 23' 1" x 12' 5" (7.03m x 3.78m)

Accessed via a uPVC front door, you are welcomed into the property.

Kitchen Area

From the front door, you are welcomed into the kitchen area. With a selection of eye level and low level units, this space houses amenities such as an inset oven, hob and extractor, with plumbing access for utilities. Complete with a breakfast bar, this space has stone effect flooring and painted walls, with a double glazed window towards the front elevation. From here, there is a further door into the downstairs W/C, as well as a walkway leading to the lounge.

Lounge Area

From the kitchen, you are welcomed into the lounge space. With stone effect flooring and painted walls, this space is complete with a sliding uPVC door to the rear elevation, leading to the garden, as well as a rising staircase leading to the first floor, benefiting from built in storage cupboards.

Downstairs W/C 6' 1" x 2' 8" (1.85m x 0.81m)

Accessed from the kitchen area, there is a downstairs W/C. Comprised of a low level W/C and a handwash basin, this space has stone effect flooring, painted walls, a fitted radiator and a double glazed window towards the front elevation.

First Floor Landing

Accessed from the rising staircase, you are welcomed onto the first floor landing. With carpet flooring, painted walls and a fitted radiator, there are further doors leading to the bathroom and bedrooms.

Bedroom One 12' 4" x 7' 11" (3.76m x 2.41m)

Accessed from the first floor landing, there is the main bedroom. With carpet flooring and painted walls, this space benefits from fitted wardrobes and shelves, as well as a fitted radiator and a double glazed window towards the front elevation.

Bedroom Two 7' 6" x 12' 4" (2.28m x 3.76m)

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

Bathroom 5' 9" x 5' 5" (1.75m x 1.65m)

Accessed from the first floor landing, there is a family bathroom. Comprised of a panelled bath, wall mounted shower, low level W/C and hand wash basin, this space benefits from a heated towel rail as well as a wall mounted mirror. Complete with tiled walls and stone effect flooring.

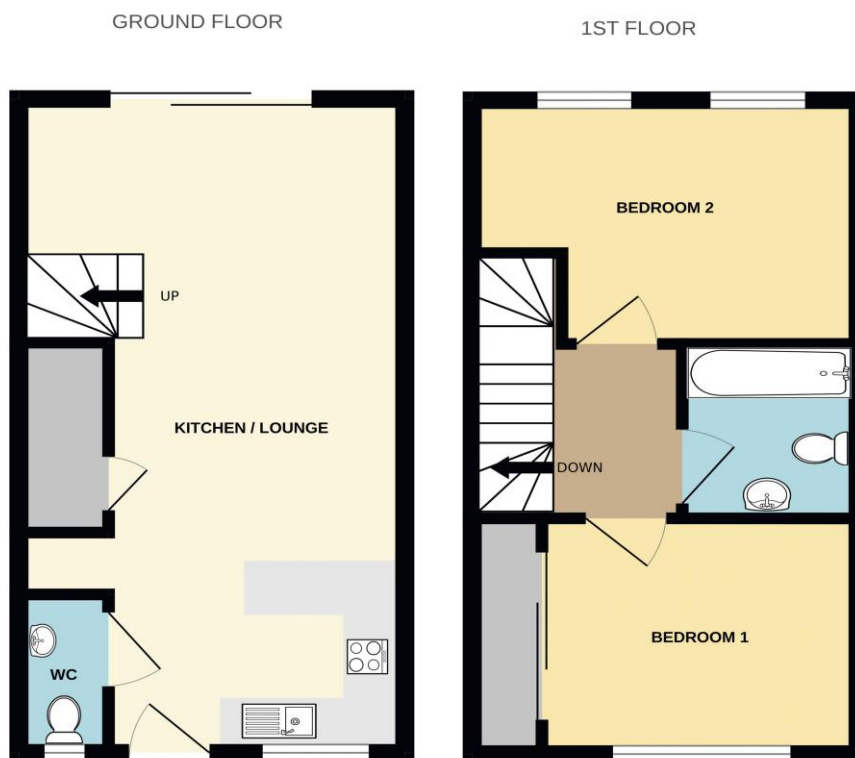
Garden 15' 7" x 18' 2" (4.75m x 5.53m)

Accessed from the lounge, there is a courtyard style garden.





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		93 A
81-91	B		
69-80	C	77 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**

If Leasehold, the remaining lease term is approximately: years.

For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



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.