

BelleVue

ESTATE AGENTS

Three Bedroom Ground Floor Flat For Rent - **Monthly Rental Of £1,400**

Boscombe Road, Southend-On-Sea SS2 4JP



KEY FEATURES

- Three bedroom, ground floor flat
- Ensuite to third bedroom
- Modern bathroom suite
- Modern kitchen
- Spacious lounge
- Double glazing throughout
- Gas central heating
- South facing rear garden
- Local to popular transport routes, shops, schools and amenities
- Available now!

Description

Three bedroom, ground floor flat! Belle Vue are happy to warmly welcome this deceptively spacious property to the rental market. Situated within a highly sought after area of Southend, this property enjoys locality to a variety of amenities, such as popular travel routes and eateries, as well as an array of schools, all whilst a short drive from Southend City Center and Southend Seafront. Boasting recent refurbishment, this home offers three bedrooms, with an ensuite to the third bedroom, a three piece bathroom and modern kitchen, alongside a stunningly bright lounge. Complete with direct access to a private, south facing rear garden, this property is a must see! Available now!

Accommodation

Communal Entrance

Accessed via the front door, you are welcomed into the communal entrance. With carpet flooring and painted walls, there is a further door leading to the ground floor property.

Entrance Hallway

Accessed from the communal entrance, you are welcomed into the private entrance hallway. With carpet flooring and painted walls, this space benefits from a fitted radiator as well as two built in storage cupboards, whilst enjoying decorative features such as a dado rail and textured ceiling. There are further doors leading to the lounge, kitchen, bathroom and bedrooms.

Lounge 15' 11" x 13' 8" (4.85m x 4.16m)

Accessed from the entrance hallway, there is a bright and spacious lounge. With carpet flooring and painted walls, this space enjoys a double glazed bay window towards the front elevation, whilst benefiting from two fitted radiators alongside decorative features such as a coved ceiling.

Kitchen 7' 10" x 6' 5" (2.39m x 1.95m)

Accessed from the entrance hallway, there is a modern kitchen area. Comprised of both low level and eye level storage units, this space provides an inset sink with dryer unit, an integrated oven, hob and an extractor. Benefiting from a double glazed, obscured window towards the side elevation, this space is complete with splashback wall tiling and wood effect flooring.

Bathroom 6' 6" x 5' 11" (1.98m x 1.80m)

Accessed from the entrance hallway, there is a three piece bathroom. Comprised of a low level W/C, a paneled bath, wall mounted shower, shower screen and pedestal hand wash basin, this space benefits from splashback wall tiling and tiled effect flooring

Bedroom One 11' 11" x 14' 1" (3.63m x 4.29m)

Accessed from the entrance hallway, there is the master bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator as well as dual aspect lighting from a double glazed window towards the side elevation, and double glazed sliding doors towards the rear elevation.

Bedroom Two 8' 11" x 10' 11" (2.72m x 3.32m)

Accessed from the entrance hallway, there is a second bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator as well as a double glazed, obscured window towards the side elevation.

Bedroom Three 7' 8" x 13' 4" (2.34m x 4.06m)

Accessed from the entrance hallway, you are welcomed into the third bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator, as well as a further door leading into the en-suite shower.

En-suite Shower 5' 4" x 7' 4" (1.62m x 2.23m)

Accessed from the third bedroom, there is an en-suite shower room. With wood effect flooring and painted walls, this space is comprised of a shower cubicle, a low level W/C and pedestal hand wash basin. Benefiting from a double glazed, obscured window towards the rear elevation, this space includes a wall mounted, mirrored storage unit.

Rear Garden 42' 0" x 24' 0" (12.79m x 7.31m)

Estimated Measurements Accessed from the main bedroom, there is a rear garden. With a section of patio for outdoor seating, there is a further section that is laid to lawn.





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.
Made with Metropix ©2020

EPC Graph & Additional Information

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		TBC	TBC
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tax Band for this property is: **B**
 EPC rating for this property is: **TBC**
 Tenure of the property is: **Leasehold**



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.