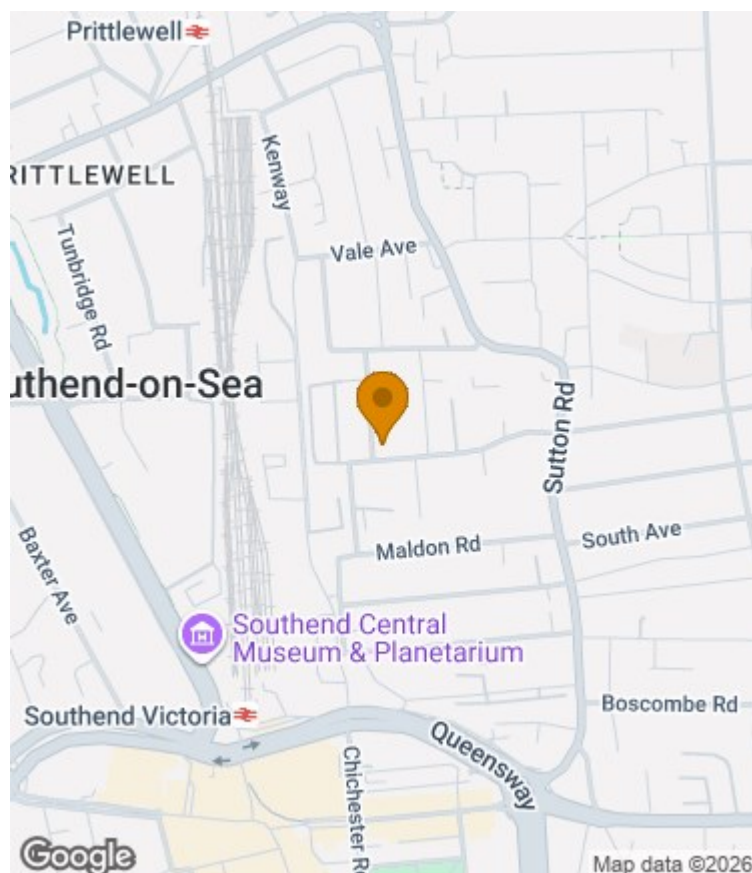




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations or warranty in respect of the property.



Turner Sales & Lettings
34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555

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Pairing People with Property



NO ONWARD CHAIN
IDEALLY LOCATED FOR SOUTHBEND CITY CENTRE
DINING AREA WITH FRENCH DOORS ONTO REAR GARDEN
REAR GARDEN IN EXCESS OF 60'
GOOD SIZE ENTRANCE HALL

THREE BEDROOM CHARACTER HOME
LOUNGE WITH BAY WINDOW
FITTED KITCHEN

WALKING DISTANCE OF TRAIN STATION
FAMILY BATHROOM

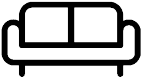
Stanfield Road, Southend-On-Sea

**Asking Price
£325,000**

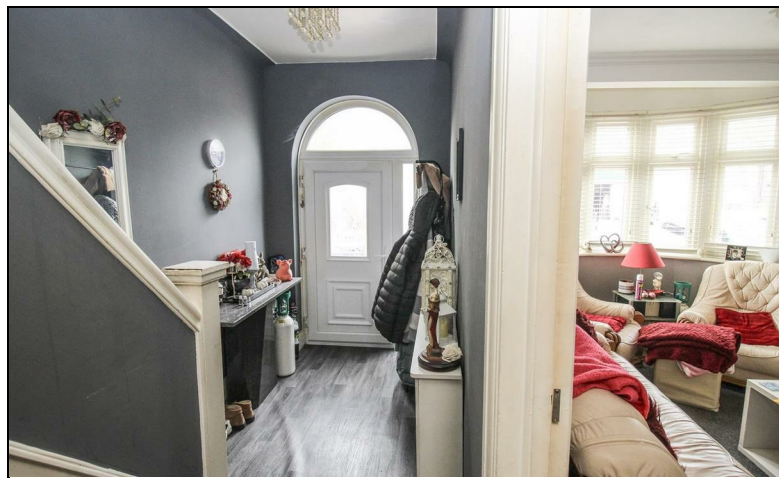
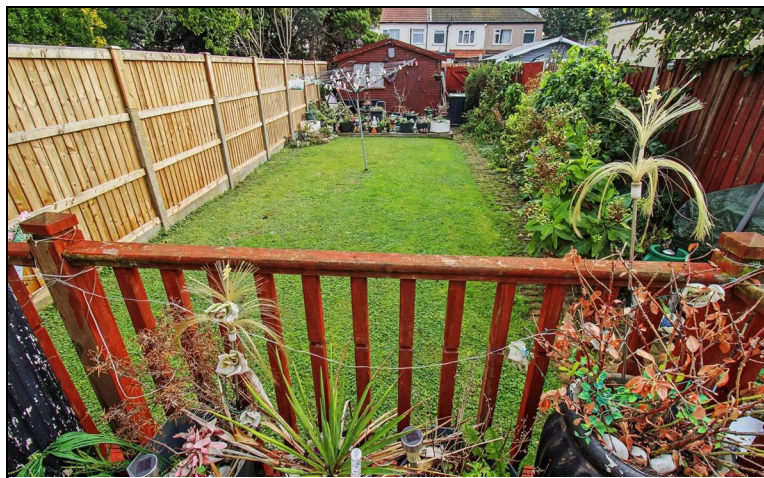


WHAT & WHERE - IDEALLY LOCATED FOR SOUTHEND CITY CENTRE THIS THREE BEDROOM CHARCTER HOUSE OFFERED FOR SALE WITH NO ONWARD CHAIN. BENEFITTING FROM A GOOD SIZE LOUNGE WITH BAY WINDOW, DINING AREA WITH FRENCH DOORS ONTO THE REAR GARDEN WHICH IS IN EXCESS OF 60'. SITUATED ON STANFIELD ROAD, THE HOUSE IS CLOSE TO ALL NEARBY AMENITIES AND WITHIN WALKING DISTANCE OF THE NEARBY RAILWAY STATION, SERVING LONDON FENCHURCH STREET FOR COMMUTERS.

WHY - WOULD MAKE AN IDEAL FIRST TIME PURCHASE OR FOR SOMEONE LOOKING TO TAKE THE NEXT STEP UP ON THE PROPERTY LADDER.

311

Council Tax Band : C



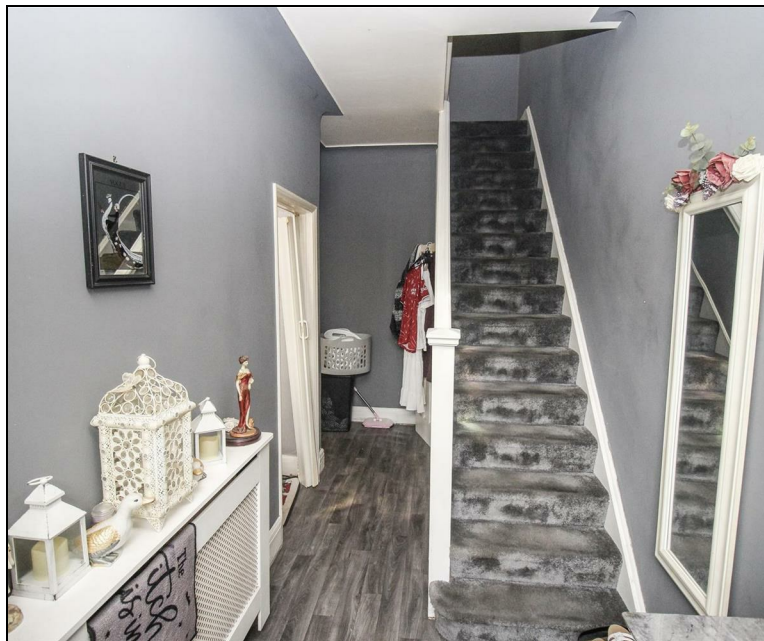
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22

years



ENTRANCE HALL
16'2" x 5'8" (4.93m x 1.73m)

BEDROOM ONE
14'7" into bay x 9'6" (4.45m into bay x 2.90m)

LOUNGE
14'4" into bay x 11'2" (4.37m into bay x 3.40m)

BEDROOM TWO
12'1" x 10'7" (3.68m x 3.23m)

DINING AREA
15'7" x 10' (4.75m x 3.05m)

BEDROOM THREE
9' x 6'5" (2.74m x 1.96m)

FITTED KITCHEN
7'8"6'9" (2.34m2.06m)

BATHROOM
6'4" x 6' (1.93m x 1.83m)

REAR GARDEN
in excess of 60' (in excess of 18.29m)



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