

To arrange a viewing contact us  
today on 01268 777400



## Caroline's Close, Guide price £300,000

"""" GUIDE PRICE £300,000 - £315,000 """"

This well-presented three-bedroom mid-terrace home offers an excellent opportunity for first-time buyers and young families alike, combining comfortable living with a highly convenient location close to Southend Airport, the hospital and the city centre.

The ground floor comprises a modern fitted kitchen, a bright and spacious living room with doors opening onto a secluded South/East facing rear garden, and a convenient ground floor WC. Upstairs, you will find three well-proportioned bedrooms along with a family bathroom.

The property is ideally positioned for families, with a strong selection of highly regarded schools nearby, including Prince Avenue Primary School and Academy, Earls Hall Primary School and Southend High School for Boys, all within walking distance or a short drive.

For commuters, Southend Airport Train Station is approximately 0.6 miles away, providing direct Greater Anglia services to London Victoria. Priory Park and a range of local amenities are also less than a mile away on foot, making this a fantastic home for both lifestyle and practicality.

**Entrance Hall****Kitchen**

9'1" x 11'4" (2.77 x 3.47)

**Lounge/Diner**

16'4" x 11'4" (4.98 x 3.47)

**Downstairs W/C****Bedroom 1**

11'5" x 11'3" (3.50 x 3.43)

**Bedroom 2**

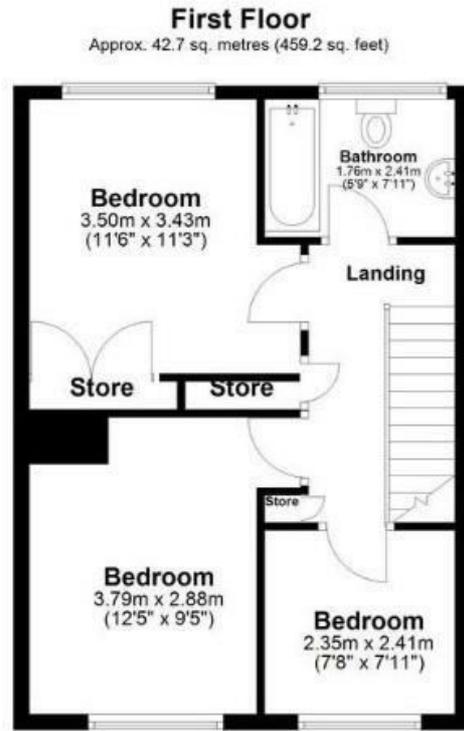
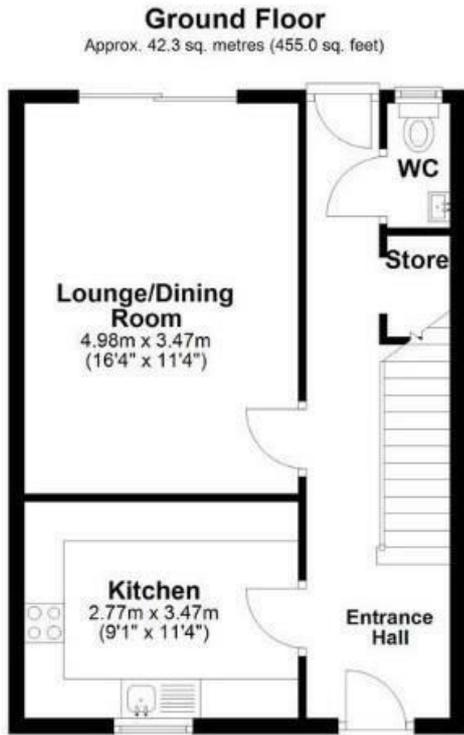
12'5" x 9'5" (3.79 x 2.88)

**Bedroom 3**

7'8" x 7'10" (2.35 x 2.41)

**Bathroom**

5'9" x 7'10" (1.76 x 2.41)



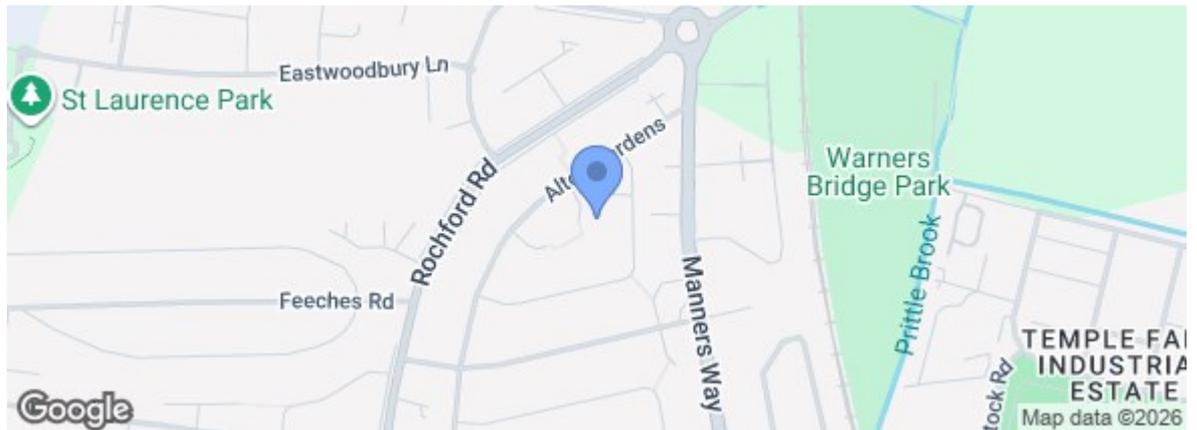
Total area: approx. 84.9 sq. metres (914.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Carolines Close

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			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.