1st Call
SALES AND LETTINGS









Boscombe Road, Southend-On-Sea, SS2 4JP

£385,000 - Freehold

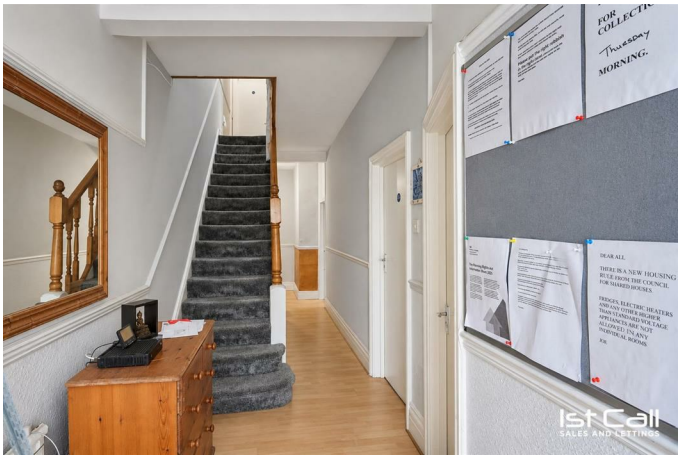
A spacious four bedroom terraced family home in need of some general refurbishment/ redecoration but offering great potential being situated in a central location offering easy access to the city centre, rail stations and well regarded local schools. Offered with no onward chain there are two good sized living rooms as well as a spacious kitchen/ breakfast room and cloakroom to the ground floor whilst the first floor offers three double bedrooms, a shower room as well as a study/ lobby area with stairs to the second floor where you will find a converted loft room. With an approx. 75' rear garden the property offers great potential and viewing is recommended.

Accommodation Comprising



(Labelled as per floorplan) Twin timber doors leading to recessed storm porch with further double glazed front door providing access to...

Entrance Hall



Staircase to first floor with understairs storage cupboard, laminate wood flooring, dado rail, doors off to...

Room 2 12'5" plus bay x 12'1" (3.8 plus bay x 3.7)

Double glazed bay window to front, radiator...

Room 1 12'1" x 11'5" (3.7 x 3.5)

Double glazed window to rear, radiator...

W.C.

White suite comprising low level W.C., pedestal wash hand basin, radiator, fully tiled walls, obscure double glazed window to side...

Kitchen/ Breakfast Room 18'8" x 10'9" (5.7 x 3.3)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated electric hob, separate integrated eye level double oven, space and plumbing for washing machine, breakfast bar, matching range of wall mounted units, tiled splashbacks, radiator, laminate wood flooring, double glazed window to side, door to...



Lean To 10'9" x 6'2" (3.3 x 1.9)

Door to rear garden...

First Floor Landing



Shower Room



Suite comprising glazed shower cubicle, pedestal wash hand basin, low level W.C., fully tiled walls, radiator, obscure double glazed window to side...

Room 5 12'5" plus bay x 11'9" (3.8 plus bay x 3.6)

Double glazed bay window to front, radiator...

Room 4 11'9" x 11'9" (3.6 x 3.6)

Double glazed window to rear, radiator...

Room 3 10'9" x 9'10" (3.3 x 3)

Double glazed window to rear, radiator...

Room 6 9'2" x 5'10" (2.8 x 1.8)

Oriel double glazed bay window to front, staircase leading to...

Room 6 16'8" x 8'10" max overall (5.1 x 2.7 max overall)

Skylight windows to front and rear...

Externally



Front Garden

Original quarry tiled path to front door, remainder mostly paved...

Rear Garden

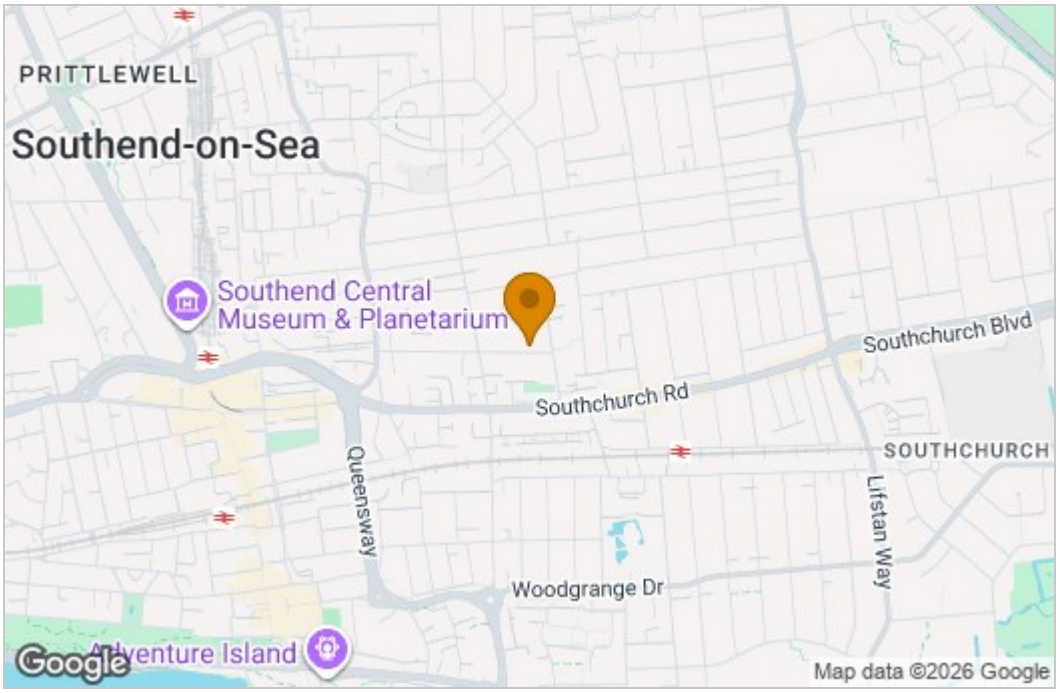


Approx. 75' in depth, mostly concreted with timber shed...

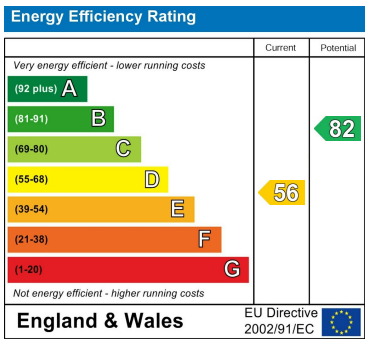
Floor Plan

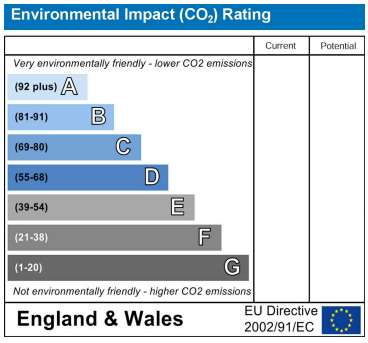


Area Map



Energy Efficiency Graph





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