



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Branksome Road, Southend-On-Sea



Morgan Brookes believe - This charming period property is a perfect family home being located within easy reach of the Town Centre, Train Station, Schools & local amenities. The property offers 2 reception rooms, modern fitted kitchen & bathroom, good size rear garden with summer house & off street parking.

Our Sellers love - How well situated the home is for Shops/Town, Train stations, Airport, Parks, Schools & Beach. Their house has lots of lovely memories of their family growing up. They have all moved on & making memories with their own families. It is time for them to move on & let another family make their memories here.

Key Features

- Three Bedroom Period Property.
- Two Reception Rooms.
- Modern Fitted Kitchen & Bathroom.
- Potential For Ground Floor Cloakroom.
- Large Rear Garden.
- Off Street Parking.
- Walking Distance To Station.
- Close To Local Amenities.
- Call Morgan Brookes Today!

**Guide Price £375,000 -
£400,000**

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Branksome Road, Southend-On-Sea

Entrance

Double glazed paneled door to:

Porch

4' 0" x 2' 9" (1.22m x 0.84m)

Double glazed windows to side aspects, tiled flooring, double glazed paneled door to:

Hallway

15' 4" x 5' 5" (4.67m x 1.65m)

Stairs to first floor, understairs storage cupboard with door to rear garden, radiator, wood effect laminate flooring, doors to:

Living Room

13' 6" x 12' 1" (4.11m x 3.68m)

Double glazed bay window to front aspect, radiator, coving to ceiling, wood effect laminate flooring, door to Hallway, further door to:

Dining Room

13' 4" x 11' 5" (4.06m x 3.48m)

Double glazed & glazed windows to rear aspect, radiator, fitted storage cupboard, fitted shelving unit, further door to Hallway, wood effect laminate flooring, further door to:

Kitchen

16' 4" x 8' 9" (4.97m x 2.66m)

Double glazed French doors to rear garden, double glazed window to side aspect, double glazed door to side aspect, range of fitted base & wall mounted units, square edge work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, 5 point gas hob, fitted oven with extractor over, splash back tiling, space & plumbing for appliances, radiator, smooth ceiling incorporating downlights.

First Floor Landing

8' 3" x 2' 10" (2.51m x 0.86m)

Ceiling with loft access, carpet flooring, doors to:

Bathroom

7' 9" x 7' 7" (2.36m x 2.31m)

Obscure double glazed window to rear aspect, vanity unit incorporating WC & hand basin, paneled bath with raised shower system & shower screen, smooth ceiling, extractor fan, heated towel rail, part tiling to walls.

Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed bay window to front aspect, radiator, carpet flooring.

Bedroom 2

11' 5" x 9' 10" (3.48m x 2.99m)

Double glazed window to rear aspect, radiator, wood effect laminate flooring.

Bedroom 3

7' 1" x 7' 1" (2.16m x 2.16m)

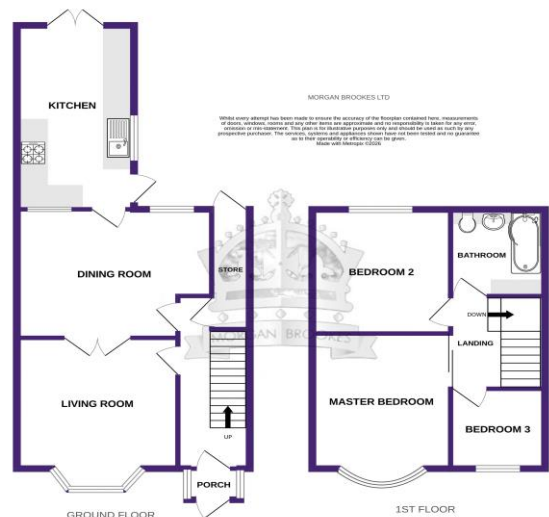
Double glazed window to front aspect, radiator, carpet flooring.

Rear Garden

Paved seating area from the property, the remainder laid to lawn with flower & shrub boarders, pathway leading to summer house.

Front Of Property

Block paved driveway offering off street parking.



Local Authority Information
Southend On Sea City Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.