

SCOTT &
STAPLETON

DOLPHINS
, SS0 0LD
£300,000





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Scott & Stapleton are delighted to offer for sale this extremely well presented terraced family home located in a convenient location in a quite cul-de-sac close to transport links, shops & schools.

This super property benefits from 3 good size bedrooms, modern family bathroom, large lounge & kitchen/diner. The property is set well back from the road with a delightful front garden, block paved, courtyard style rear garden & detached single garage to the rear.

The A127, Southend airport and all other transport links are nearby with an abundance of shops, parks & schools also nearby.

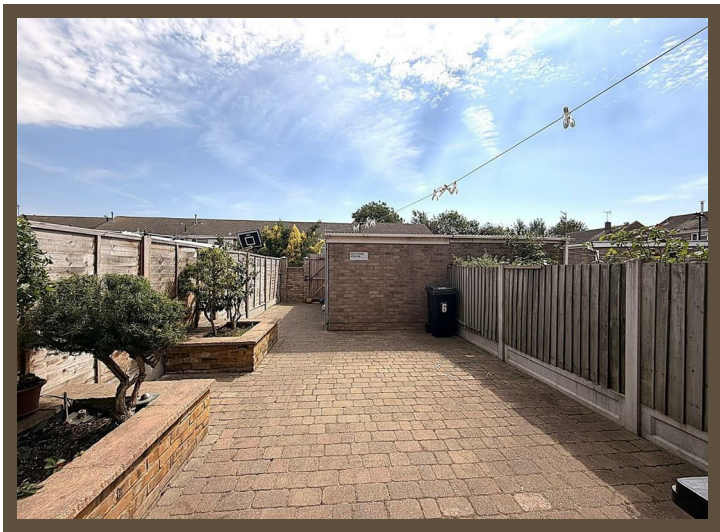
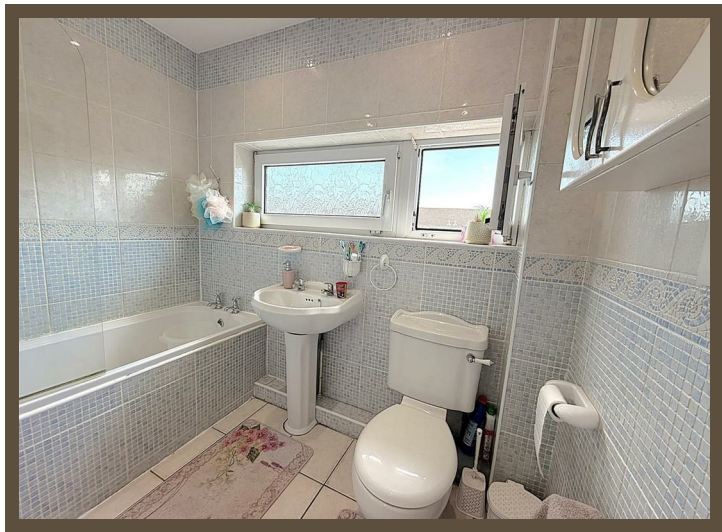
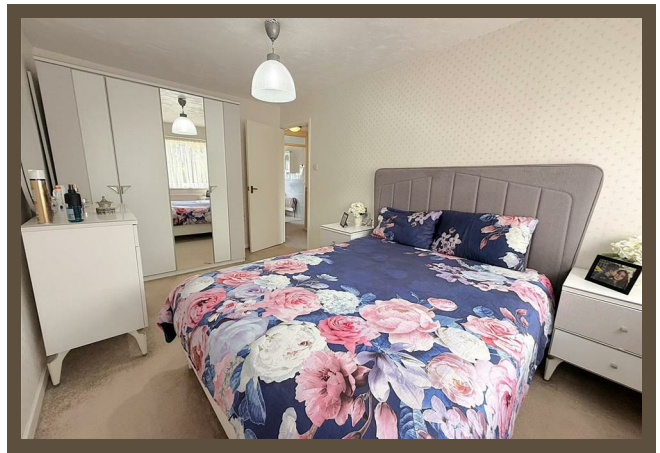
Offered with no onward chain this is a perfect first family home or first time purchase. An early internal inspection is essential.

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Accommodation comprises

Obscure UPVC double glazed entrance door leading to entrance porch.

Entrance porch

1.3 x 1.3 (4'3" x 4'3")

Obscure UPVC double glazed window to side. Glazed panelled door to lounge.

Lounge

5.1 x 4.6 (16'8" x 15'1")

Large UPVC double glazed window to front. Stairs to first floor with understairs storage cupboard, 4 wall light points, radiator.

Kitchen/diner

4.6 x 2.6 (15'1" x 8'6")

UPVC double glazed patio doors to rear on to garden plus further UPVC double glazed window to rear. Range of base & eye level units with drawers over base units. Spaces for gas oven, fridge/freezer & washing machine. Wood effect worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, wall mounted Vaillant boiler, tiled floor, ceiling spotlights.

First floor landing

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

Loft access, built in airing cupboard with foam lagged copper cylinder.

Bedroom 1

4.4 x 2.7 (14'5" x 8'10")

Large UPVC double glazed window to front. Radiator.

Bedroom 2

3.4 x 2.1 (11'1" x 6'10")

UPVC double glazed window to rear. Radiator.

Bedroom 3

3.4 x 1.8 (11'1" x 5'10")

UPVC double glazed window to front. Radiator.

Bathroom

2.3 x 1.6 (7'6" x 5'2")

Obscure UPVC double glazed window to rear. White suite comprising of bath in tiled surround with shower over, low level WC & pedestal wash hand basin. Fully tiled walls & floor, radiator, ceiling spotlights.

Front garden

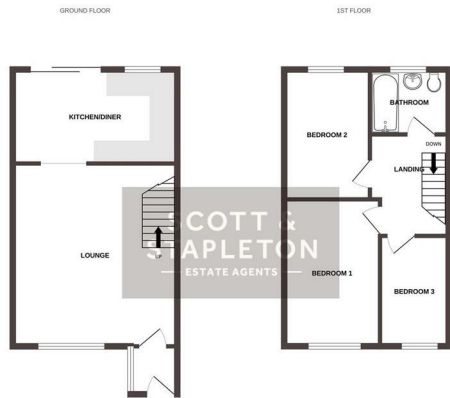
The property is set well back from the road with a delightful front garden mainly laid to lawn with well stocked flower & shrub borders.

Rear garden

Block paved courtyard style rear garden with raised flower beds. Fully fenced, pedestrian access to rear, outside tap.

Garage

Single detached garage accessed from the rear. Up & over door to front.



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