





MINNOW LANE

SOUTHEND-ON-SEA, SS3 0FU

GUIDE PRICE £385,000

FREEHOLD

* £385,000 - £410,000 * Vastly improved three DOUBLE bedroom semi-detached house boasting OFF-STREET PARKING FOR TWO VEHICLES, a convenient ground-floor WC and beautifully presented interiors. Positioned in a quiet CUL-DE-SAC in a delightful location for families.

RP&C.

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• Three double bedroom semi-detached house • Off-street parking for multiple vehicles • Quiet cul-de-sac location • Greatly improved interiors throughout • En-suite to master bedroom • Good sized rear garden with porcelain patio • Sizeable ground-floor WC • Well proportioned lounge/diner • Fantastic location for families • Close to a wealth of amenities and well regarded schools





Set on a quiet cul-de-sac in the popular village of Great Wakering, this much improved, three-double-bedroom semi-detached home is an excellent family house, close to everyday amenities and well-regarded local schools.

The current owners have invested thoughtfully throughout. On the ground floor, new flooring runs through a generous lounge-diner that works equally well for everyday family life and entertaining. The kitchen is a real highlight: bright, well-appointed and ready to use with a wealth of upgraded integrated appliances. There is also a sizeable downstairs WC, a practical extra that families notice immediately.

Upstairs there are three double bedrooms. The principal bedroom has its own en-suite, with a separate family bathroom serving the remaining rooms.

Outside, the rear garden is large and well presented, with a newly laid porcelain patio, ideal for summer dining and children's play, with room still to spare. Great Wakering offers village shops, a Co-op, pubs and recreation space, with Southend-on-Sea only a short drive away. Great Wakering Primary Academy is nearby, and the wider Southend grammar and secondary schools are within reach. A well-kept family home in a quiet setting, already improved and ready to move into.

Three bedroom semi-detached house

Entrance hallway

Lounge/diner 16'6 x 12'4

Kitchen/breakfast room 10'7 x 11'3

Ground-floor WC

Stairs to first-floor

Bedroom one 11'3 x 9'6

En-suite shower room

Bedroom two 10'7 x 9'10

Bedroom three 13'5 x 6'7

Rear garden

Off-street parking

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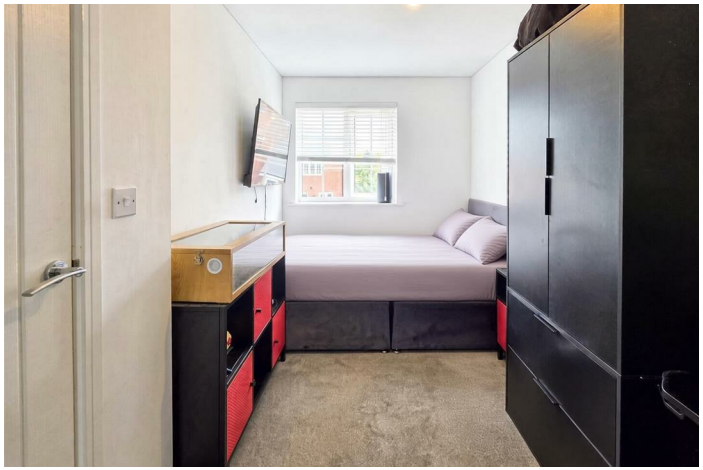

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ADDITIONAL INFORMATION

Local Authority – Rochford

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold







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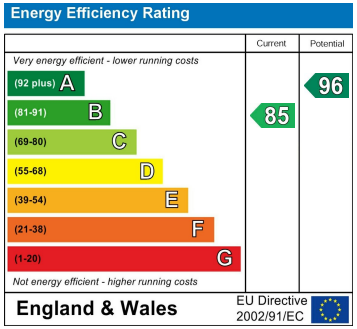

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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