



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



82 Cambridge Road, Southend On Sea, SS1 1ES

£525,000

Being situated within the sought after Clifftown conservation area is this spacious and well maintained semi detached Victorian house having a wealth of character and offering off street parking. To the ground floor is an open plan lounge/diner, a roomy kitchen /breakfast room and a shower w/c. The first floor having four bedrooms and a family bathroom/wc. There is an attractive low maintenance South backing garden. Viewing is recommended to appreciate the size and many character features on offer.

Entrance hall

Hardwood door to entrance hall, laminate flooring smooth plastered walls, stairs to first floor, radiator, picture rail. Under stairs storage cupboard, glazed window to side, doors off onto

Lounge/Diner 19.2 x 11.1 (5.79m.0.61m x 3.35m.0.30m)



Sash bay window to front with fitted shutters, stripped and varnished floorboards, feature gas coal effect fireplace, radiator, wall lights, picture rail, coved ceiling, TV point.

Dining area

Sash window to rear, stripped and varnished floorboards, wallpapered walls, picture rail, coved ceiling.

Ground floor wc/shower room

Opaque block window to side, closed coupled push button flush wc, built in shower, tiled walls and flooring, extractor, chrome heated towel rail.

Kitchen/Breakfast room 19.2 x 11.1 (5.79m.0.61m x 3.35m.0.30m)



Fitted with a range of cupboard and drawer base units and eye level wall cupboards with granite rolled top work surfaces, tiled splashback and power points, one and a half bowl single drainer with mixer tap and integrated drainer, built in upright oven and grill, built in five ring gas hob with extractor over, recess and plumbing for washing machine and dishwasher, integrated beneath counter fridge and freezer, glazed french doors leading to rear garden, tiled flooring, tiled splashback, remainder of walls being wallpapered.

First floor split level landing

Carpeted, wallpapered walls, access to loft, built in airing cupboard housing boiler, door off onto:

Bedroom 1 14.3 x 12.3 max (4.27m.0.91m x 3.66m.0.91m max)



Sash window to front, stripped floorboards, wallpapered walls, built in double wardrobes to both alcoves, radiator, dado rail.

Bedroom 2 18.10 max x 11.1 max (5.49m.3.05m max x 3.35m.0.30m max)



Double glazed windows to rear and side, stripped and varnished floorboards, fitted shutters to windows, radiator.

Bedroom 3 11.8 x 12.3 max (3.35m.2.44m x 3.66m.0.91m max)



Double glazed window to rear, stripped wooden floorboards, wallpapered walls, picture rail, sink with shelf above, radiator.

Bedroom 4 10.1 x 5.4 (3.05m.0.30m x 1.52m.1.22m)



Sash window to front, wallpapered walls, picture rail, radiator.

Bathroom/wc 7.2 x 4.10 (2.13m.0.61m x 1.22m.3.05m)



Panelled corner bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc, tiled walls, radiator, wall mounted mirrored medicine cabinet, opaque window to side, radiator.

Externally



Off street parking to front for approximately 2 vehicles, South backing garden courtyard style garden being well established, timber storage shed, side access.

Floor Plan

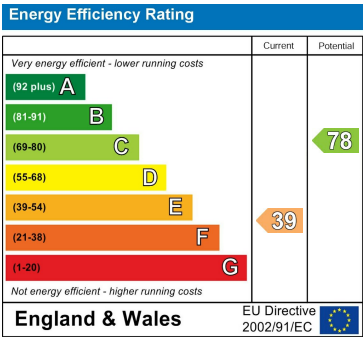


82 Cambridge Road, Southend on Sea

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.