

Three Bedroom, Terraced House For Sale - **£360,000**

Riviera Drive, Southend-On-Sea SS1 2QH



KEY FEATURES

- **Three Bedroom Home**
- **Bright Lounge**
- **Open Plan Kitchen Diner**
- **Three Piece Bathroom**
- **Gas Central Heating**
- **Double Glazing Throughout**
- **Potential for Off Street Parking**
- **Generously Sized Garden**
- **Local to Popular Shops, Eateries and Transporty Routes**
- **Early Viewing is Advised!**

Description

Fantastically presented, three bedroom family home! Belle Vue are happy to welcome this property to the sales market. Situated within Southchurch Village, this property benefits from an ideal location, just a short drive from Southend Seafront and Southend City center, with popular transport routes such as Southend East Train Station which enables strong links with London, and shops and amenities just a walk away, all whilst within a highly sought after school catchment area! Offering a sizable plot, with a bright lounge, separate family dining area and kitchen space, this property benefits from gas central heating and double glazing throughout, whilst enviable for its deceptively spacious rear garden that is perfect for hosting friends and family alike. Moving onto the first floor, you will find two, comfortable double bedrooms alongside a third bedroom and a three piece bathroom. Early viewings are advised! Viewings available now!

Accommodation

Porch

Accessed from a uPVC door, you are welcomed into the porch. With double glazed windows, there is a further wooden front door leading into the entrance hallway.

Entrance Hallway

Accessed from the porch, you are welcomed into the entrance hallway. With carpet flooring and textured walls, this space is complete with a fitted radiator and built in storage underneath the rising staircase. From here, there are doors leading to the lounge and kitchen diner.

Lounge 17' 5" x 12' 3" (5.30m x 3.73m)

Accessed from the entrance hallway, there is a bright lounge space. With carpet flooring and wallpapered walls, this space benefits from a fitted radiator and double glazed bay window towards the front elevation, whilst boasting decorative features such as a picture rail, a ceiling rose and an opulent fireplace.

Open Plan Lounge Diner 16' 11" x 13' 10" (5.15m x 4.21m)

From the entrance hallway, you are welcomed into the open plan, 'L' shaped lounge diner.

Dining Area

Within the open plan kitchen diner, there is a dining area. With carpet flooring and painted walls, this space benefits from a wallpaper feature wall, a fitted radiator and a set of double glazed, french doors towards the rear elevation.

Kitchen Area

Within the open plan kitchen diner, there is a kitchen area. Comprised of warm toned, eye level and low level storage units, this space houses amenities such as an oven, hob, a sink with drier unit and plumbing access for a washing machine. Complete with wood effect flooring and tiled walls, this space is complete with a double glazed window towards the rear elevation, providing scenic views of the rear garden.

First Floor Landing

From the rising staircase, you are welcomed onto the first floor landing. With carpet flooring and textured walls, there are further doors leading to the bedrooms and bathroom.

Bedroom One 14' 2" x 12' 6" (4.31m x 3.81m)

Accessed from the first floor landing, there is the master bedroom. With carpet flooring and painted walls, this space boasts decorative features such as thoughtfully designed feature walls and a picture rail. Additional benefits include a fitted radiator and a double glazed window towards the front elevation.

Bedroom Two 13' 10" x 11' 10" (4.21m x 3.60m)

Accessed from the first floor landing, there is a second bedroom. With painted walls and carpet flooring, this space benefits from feature walls, as well as a fitted radiator and a double glazed window towards the rear elevation.

Bedroom Three 7' 10" x 5' 4" (2.39m x 1.62m)

Accessed from the first floor landing, there is a third bedroom. With carpet flooring and painted walls, this space benefits from a decorative feature wall and picture rail, alongside practical benefits such as a fitted radiator and a double glazed window towards the front elevation.

Bathroom 6' 8" x 8' 8" (2.03m x 2.64m)

Accessed from the first floor landing, there is a three piece bathroom. Comprised of a corner bath, wall mounted shower, shower curtain, pedestal hand wash basin and W/C, this space benefits from a wall mounted mirror and a built in storage cupboard. Complete with a heated towel rail and double glazed, obscured window towards the rear elevation.

Rear Garden 60' 0" x 19' 0" (18.27m x 5.79m)

Estimated Measurements Accessed from the kitchen, you are welcomed into the rear garden. With a section of patio to allow for outdoor seating, this space is mainly laid to lawn to provide plentiful space for summer fun.







Floorplan

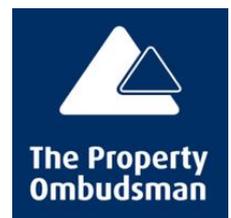


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Graph & Additional Information

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tax Band for this property is: **C**
 EPC rating for this property is: **TBC**
 Tenure of the property is: **Freehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.