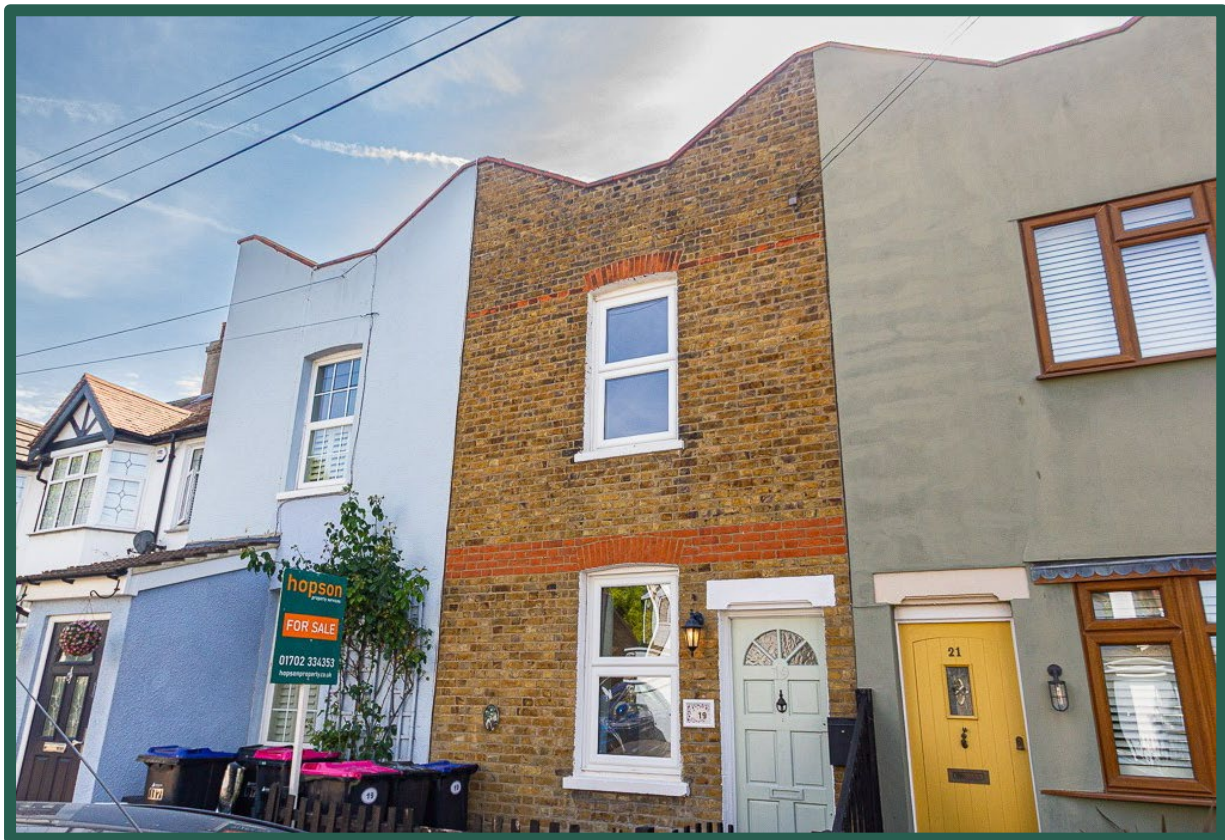


19 Armitage Road, Southend On Sea

CHARMING TWO BEDROOM CHARACTER TERRACED HOUSE ON A QUIET NO-THROUGH ROAD | BOURNES GREEN SCHOOL CATCHMENT | LARGE REAR GARDEN WITH ACCESS | CLOSE TO SEAFRONT | IDEAL FIRST-TIME BUY OR DOWNSIZE OPPORTUNITY



Price £269,995 Freehold

LOUNGE/DINER WITH FIREPLACE

FITTED KITCHEN WITH BUILT-IN OVEN AND HOB

SHOWER ROOM/W.C

TWO DOUBLE BEDROOMS WITH FIREPLACES

GAS CENTRAL HEATING VIA RADIATORS

LARGE GARDEN OF WESTERLY ASPECT

CLOSE TO BOURNES GREEN SCHOOL CATCHMENT AREA

CUL-DE-SAC LOCATION

ACCOMMODATION COMPRISES

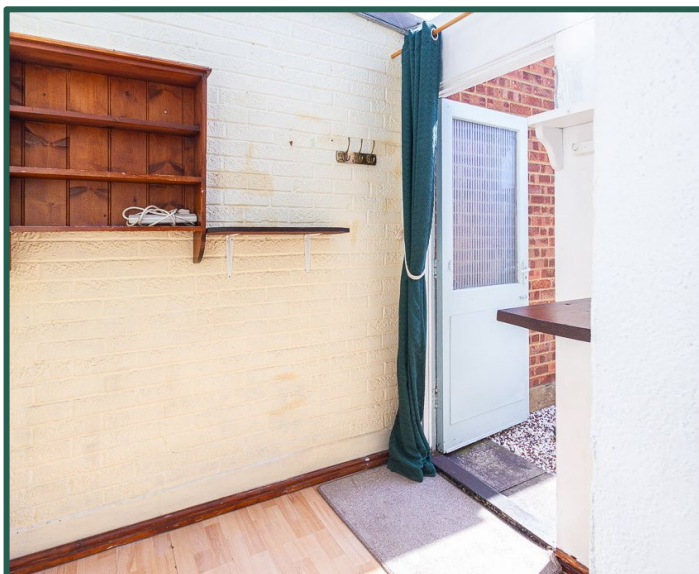
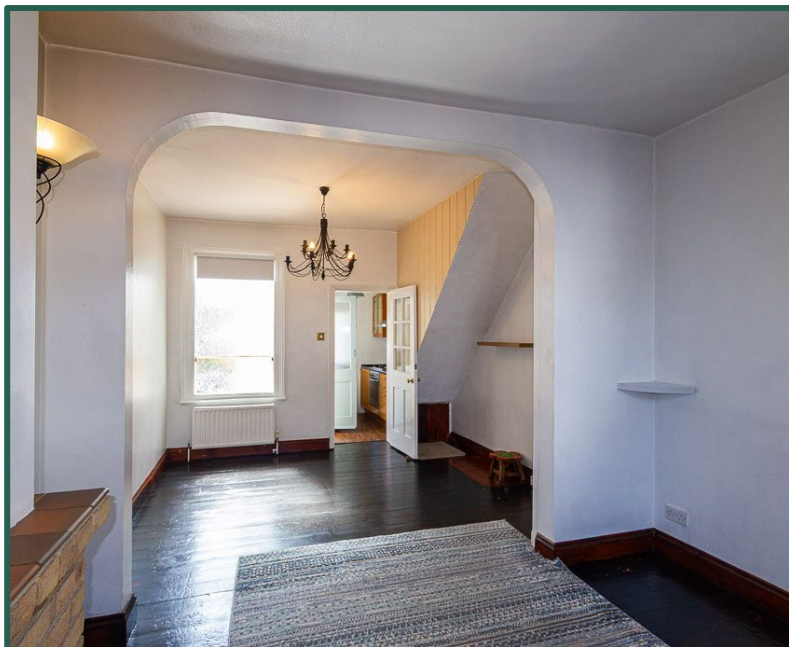
Wooden door with glazed inserts leading to:

LOUNGE/DINER 20'0" (6.1m) x 11'5" (3.48m)

Feature fireplace with quarry tiled hearth. UPVC window to front elevation. Casement window to rear. Two radiators. Stairs to first floor. Half-glazed door leading to:

KITCHEN 8'5" (2.57m) x 6'0" (1.83m)

Fitted with units to both eye and base level and comprising a single bowl sink unit with mixer taps. Built-in oven and hob with extractor hood over. Wall mounted boiler. Casement window to side elevation. Half glazed door leading to:

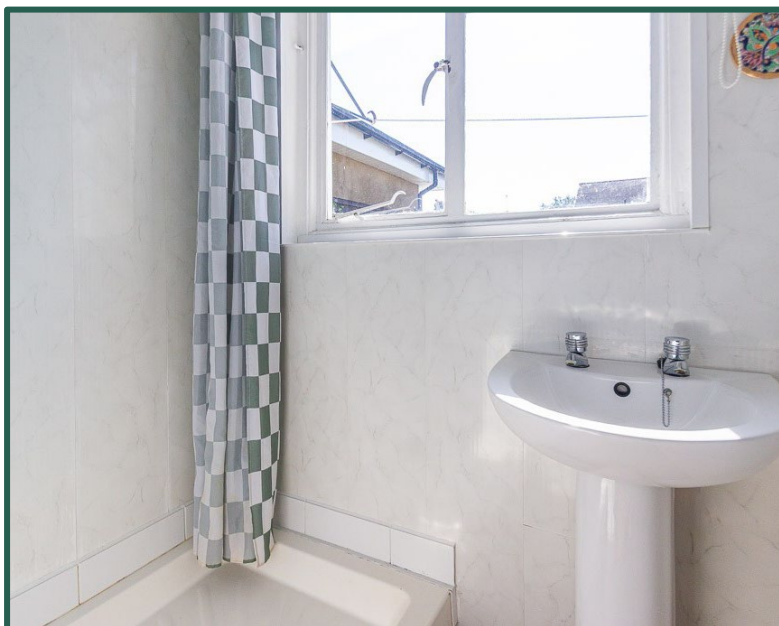


LEAN TO

Plumbing and space for washing machine. Space for fridge-freezer. Door to rear garden.

SHOWER ROOM/W.C

Comprising shower cubicle, pedestal wash hand basin and low-level w.c. Casement window to rear elevation.



FIRST FLOOR / LANDING

BEDROOM ONE 9'6" (2.9m) x 11'5" (3.48m)

Double glazed window to front elevation.
Radiator. Feature fireplace.

BEDROOM TWO 10'1" (3.07m) x 8'11" (2.72m)

Double glazed window to rear elevation.
Radiator. Feature fireplace.




OUTSIDE

The rear garden is a particular feature of the property, being of westerly aspect with an abundance of shrubs. Shed to rear. The front garden is retained by pickett fencing.

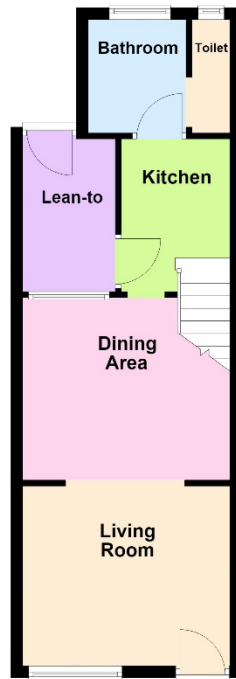


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



First Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



19 Armitage Road



THESE PARTICULARS ARE FOR GUIDANCE PURPOSES ONLY AND DO NOT FORM PART OF A CONTRACT AND SHOULD NOT BE RELIED UPON FOR THEIR ACCURACY. ALL MEASUREMENTS ARE APPROXIMATE AND SERVICES, FITTINGS AND EQUIPMENT HAVE NOT BEEN TESTED BY US, AND NO WARRANTIES WHATSOEVER ARE GIVEN OR IMPLIED BY US. ALL NEGOTIATIONS TO BE CONDUCTED THROUGH HOPSON PROPERTY SERVICES LTD.

