Ayers & Cruiks COMMERCIAL

For Sale



105 The Grove

Southend-on-Sea, SS2 4DB

Three-bedroom semi-detached house in Southend with two reception rooms, rear garden and renovation potential, close to local amenities.

788 sq ft

(73.21 sq m)

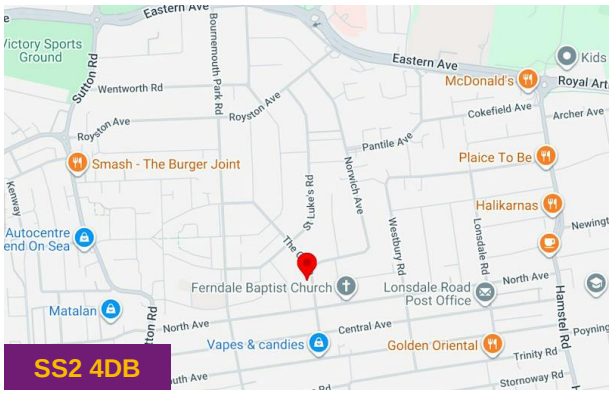
- Three Bedroom Semi-Detached House
- Two Spacious Reception Rooms
- Rear Garden with Patio Access
- Excellent Renovation Potential
- Convenient Location Close to Local Amenities and Transport Links
- Offers In Excess Of £290,000

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105 The Grove, Southend-on-Sea, SS2 4DB

Summary

Available Size	788 sq ft
Price	Offers in excess of £290,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days







Description

A spacious three-bedroom semi-detached house offering excellent potential for refurbishment and modernisation. The property benefits a reception room, a fitted kitchen opening on to the dining room, three bedrooms, a family bathroom and a rear garden. An ideal opportunity for investors or buyers.

Location

Situated in The Grove, Southend-on-Sea, the property enjoys a convenient residential location within easy reach of local shops, supermarkets, schools and everyday amenities. Southend town centre and the popular seafront are also nearby, offering a wide range of shopping, dining and leisure facilities. The area benefits from good transport links, with nearby railway stations providing services towards London, making it an ideal location for families and commuters alike.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	395	36.70
First Floor	393	36.51

Viewings

Strictly by appointment with the vendor's appointed agent Ayers & Cruiks

Accommodation

Entrance Hallway

Wooden flooring, staircase leading to the first floor and access to the ground-floor accommodation.

Reception Room (11'2 x 10'6)

A spacious front-facing reception room with UPVC window, radiator and feature fireplace.

Reception Room Two / Dining Room (11'2 x 11'1)

A generously sized reception/dining room featuring a tiled fireplace, radiator and aluminium sliding patio doors providing access to the rear garden.

Kitchen (13'5 x 8'2)

Fitted with a range of white gloss base units, worktop surfaces, a stainless steel sink, electric hob and space for appliances. Further benefits include tiled splashbacks, wall-

Viewing & Further Information



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mounted boiler and windows providing natural light.

Landing
Landing providing access to all three bedrooms and the family bathroom, with a window allowing natural light into the stairwell.

Bedroom One (11'1 x 11'2)
A spacious double bedroom with UPVC window to the rear, a radiator and built-in storage cupboards.

Bedroom Two (11'2 x 10'6)
A further well-proportioned double bedroom with UPVC window to the front and a radiator.

Bedroom Three (9'6 x 8'2)
A single bedroom with UPVC window to the rear and radiator, suitable for use as a bedroom or home office.

Family Bathroom (5'7 x 5'7)
Fitted with a panelled bath with shower and glass screen, wash hand basin and low-level WC. Tiled walls and flooring, with frosted UPVC window.

Rear Garden
Rear garden accessed via sliding patio doors from the rear reception room, offering potential for landscaping and improvement.

Price

Offers in Excess of £290,000























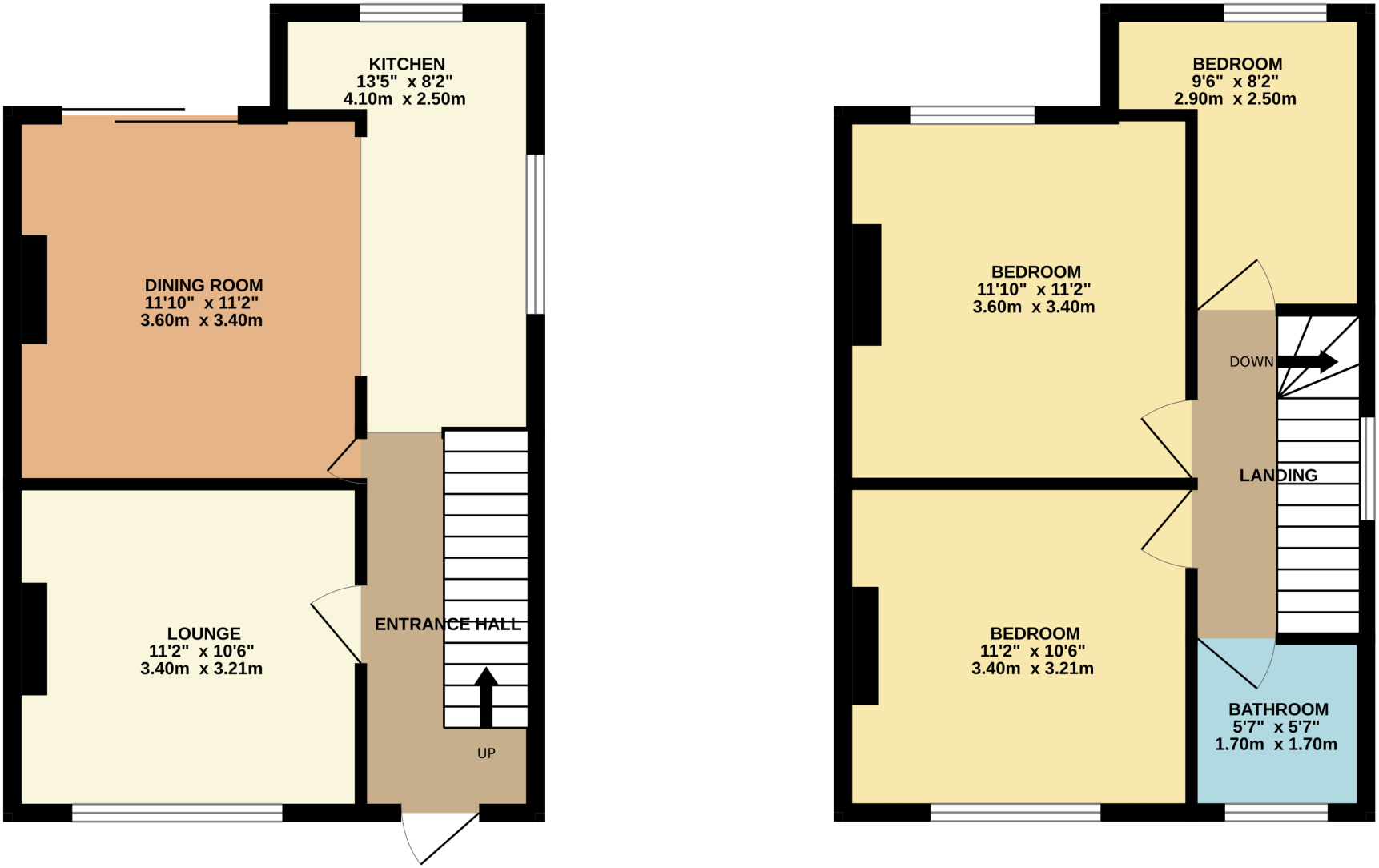






GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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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