



WAYNE DIGGINS

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## 93 Wimborne Road, Guide Price £325,000

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\*\*\* IDEAL FOR FIRST TIME BUYERS/FAMILIES!!! Ref: WD 1273 - Guide price £325,000 - £350,000 Available with no onward chain, this three-bedroom end of terrace house on Wimbourne Road, Southend-on-Sea, presents a fantastic opportunity for families, first-time buyers, or investors looking for a home in a sought-after location close to local amenities and the seafront. The ground floor offers a versatile layout with two spacious reception rooms that can be used as a living room and dining room or adapted to suit modern family needs. The good size kitchen is complemented by a useful utility area, providing additional storage and space for appliances, while a convenient ground floor W.C. adds to the practicality of the home. On the first floor, there are three well-proportioned bedrooms, all with good natural light, along with a family bathroom. Please be advised that the property is being sold subject to the grant of probate.





Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

