



Trinity Road | | Southend-on-Sea | SS2 4HL

Guide Price £290,000

bear
Estate Agents

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* £290,000 - £300,000 * No Onward Chain *
A spacious two-bedroom terraced home offering versatile living accommodation, a generous rear garden, and a convenient Southend-on-Sea location close to schools, amenities, and excellent transport links.

- Terraced House with No Onward Chain
- Bay Fronted Lounge
- Fitted Kitchen
- Ground Floor Shower Room with a Separate WC
- Large Rear Garden
- Two Double Bedrooms
- Dining Room with Feature Fireplace
- Versatile Sitting Room
- Three Piece Family Bathroom
- Double Glazing and Gas Central Heating





This attractive terraced house offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors. A porch leads into the entrance hall, providing access to the main living areas. To the front of the property, the bay fronted lounge opens seamlessly into the dining room, creating a bright and sociable living space. The dining room features a charming fireplace and continues through to the fitted kitchen, offering a practical layout for everyday living. To the rear, a versatile sitting room enjoys an abundance of natural light thanks to skylights and benefits from useful storage, direct access to the rear garden, and access to a two-piece shower room with a separate internal WC. The first floor comprises two generous double bedrooms, both benefiting from built-in storage, alongside a well-appointed three-piece family bathroom. Externally, the property boasts a large rear garden, offering excellent space for outdoor entertaining, gardening, or family enjoyment. Further benefits include double glazing and gas central heating.

Situated on Trinity Road in Southend-on-Sea, the property falls within the catchment areas for Bournemouth Park Academy and Cecil Jones Academy. A wide range of local amenities, parks, bus links, and Southend East Train Station are all within easy reach, whilst the seafront and Southend City Centre are just a short distance away.

Two Bedroom Terraced House

Porch

7'3 x 3'5 (2.21m x 1.04m)



Entrance Hall

15'2 x 5'9 > 3'4 (4.62m x 1.75m > 1.02m)

Lounge

15'5 x 12'9 (4.70m x 3.89m)

Dining Room

13'0 x 10'5 (3.96m x 3.18m)

Kitchen

9'11 x 5'9 (3.02m x 1.75m)

Sitting Room

11'10 x 11'8 (3.61m x 3.56m)

Shower Room

6'7 x 4'7 (2.01m x 1.40m)

WC

4'7 x 3'2 (1.40m x 0.97m)

Landing

7'5 x 5'6 (2.26m x 1.68m)

Bedroom One

16'4 x 11'8 (4.98m x 3.56m)

Bedroom Two

13'6 x 10'6 (4.11m x 3.20m)

Three Piece Bathroom

6'9 x 6'3 (2.06m x 1.91m)

Garden





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

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