

Total area: approx. 0.0 sq. metres (0.0 sq. feet)

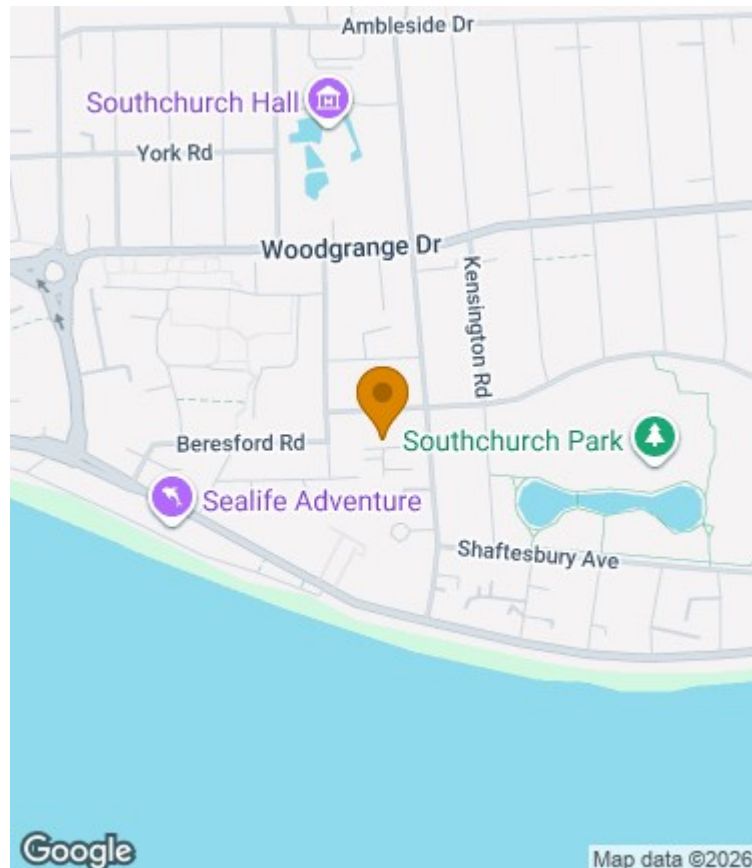
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	87
(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	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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SPACIOUS TERRACED TOWN HOUSE

THREE BEDROOMS

GROUND FLOOR SHOWER ROOM

GREAT SIZE LOUNGE

INTEGRAL GARAGE PLUS ALLOCATED PARKING SPACE

CLOSE TO SEAFRONT, SOUTHCHURCH PARK AND
SOUTHEND EAST RAILWAY STATION

TWO ENSUITES

UTILITY ROOM

KITCHEN

NO ONWARD CHAIN

Collier Way, Southend-On-Sea
Offers In Excess Of
£300,000



WHAT & WHERE - LOCATED A SHORT WALK FROM THE SEAFRONT, SOUTHCHURCH PARK AND SOUTHEND EAST RAIL WAYSTATION THIS SPACIOUS TERRACED TOWN HOUSE IN NEED OF REFURBISHMENT, BUT OFFERING AN EXCELLENT OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME. BENEFITTING FROM TWO EN SUITES, GROUND FLOOR SHOWER ROOM, UTILITY ROOM, INTEGRAL GARAGE AND ALLOCATED PARKING SPACE

WHY - PERFECT FOR SOMEONE WILLING ROLL UP THEIR SLEEVES AND GET STUCK INTO A PROJECT, A FIRST TIME OR INVESTMENT PURCHASE.

 3  3  1  C Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE HALL
15'9" x 6'5" reducing to
2'11"

**GROUND FLOOR SHOWER
ROOM**
8'8" x 2'8"

LOUNGE
17'7" reducing to 12'9" x
14'5"

**KITCHEN / BREAKFAST
ROOM**
14'6" x 10'

UTILITY ROOM
7'10" x 5'8"

BEDROOM ONE
14'4" x 11'9"

ENSUITE BATHROOM
6'6" x 5'6"

BEDROOM TWO
14'7" x 9'3" plus door
recess

ENSUITE
5'5" x 5'2"

BEDROOM THREE
8'7" x 7'11"

REAR GARDEN
approximately 40'

INTEGRAL GARAGE
16'9" x 7'10"

**ALLOCATED PARKING
SPACE**

AGENTS NOTE



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01702 710555

