



Cambridge Road

Southend-on-Sea

- SEMI-DETACHED
- FOUR BEDROOMS
- A PROJECT WITH LOADS OF POTENTIAL
- TWO RECEPTION ROOMS



Guide Price £525,000 to £550,000

****NO ONWARD CHAIN**** A four bedroom semi-detached house in the heart of the Southend Conservation area. The property is in need of modernisation and improvement throughout.





Hair & Son are pleased to bring to market this four bedroom semi-detached home that was built in 1896.

The property requires work throughout but offers a great footprint for those who are looking to take on a project in a sought after location in the Conservation area. It is situated in a convenient location nearby to the seafront, Southend City Centre and train stations with direct links to London.

The accommodation boasts two reception rooms, a good size kitchen which has additional space if you wish to treat this as a kitchen diner. To the rear you have a wc and additional space for utilities.

The first floor features two bedrooms, of which the master bedroom is at the front of the property. You also have a wc and a family bathroom.

The second floor has two further bedrooms which measure 17'6 x 13'0 and 12'2 x 11'2.

The property features a paved rear garden which is south facing. The road has permit parking.



Offered to the market with vacant possession, therefore no onward chain.

HALL

LOUNGE

15' 2" x 13' 3" (4.62m x 4.04m)

DINING ROOM

12' 1" x 12' 0" (3.68m x 3.66m)

KITCHEN

14' 1" x 10' 0" (4.29m x 3.05m)

UTILITY

7' 1" x 3' 5" (2.16m x 1.04m)

WC

FIRST FLOOR

BEDROOM ONE

17' 2" x 16' 0" (5.23m x 4.88m)

BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.05m)

BATHROOM

10' 7" x 8' 3" (3.23m x 2.51m)

WC

SECOND FLOOR

LANDING

BEDROOM

17' 6" x 13' 0" (5.33m x 3.96m)

BEDROOM

12' 2" x 11' 2" (3.71m x 3.4m)

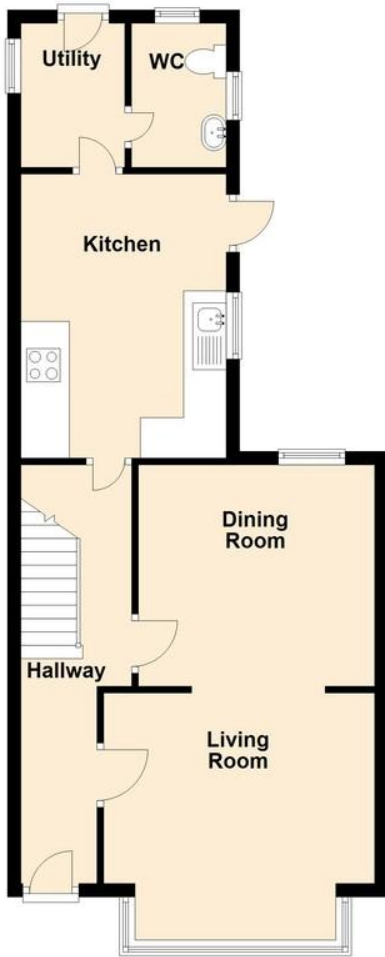
GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



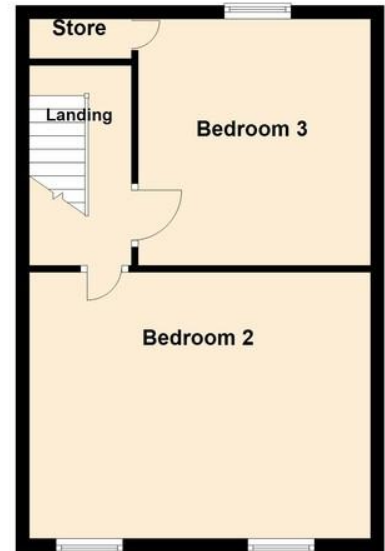
First Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 146.9 sq. metres (1580.7 sq. feet)

Regulated by RICS

t. 01702 34 11 77
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Residential Sales
190 London Road
Southend-On-Sea
Essex SS1 1PJ

