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**79 St. Marys Road, Southend-On-Sea, SS2 6JR**

**£260,000**

An opportunity has arisen to purchase semi detached house being situated within a popular location close to Prittlewell Station and Priory park and offering no onward chain. The property offers two separate reception rooms, two double bedrooms and there is double glazing and gas central heating via radiators and a good size rear garden.

Pathway with opaque double glazed door leading to:

### Entrance hall

Stairs to first floor, carpeted, artexed walls to coved ceiling, picture rail, radiator, wall mounted thermostat, under stairs storage cupboard, further storage/meter cupboard, door off onto:

### Lounge 13'11" to bay x 11'1" to alcove (4.26 to bay x 3.39 to alcove)



Double glazed bay window to front, wall papered walls to coved ceiling, radiator:

### Dining room 12'2" x 10'7" max (3.73 x 3.25 max)



Double glazed sliding patio doors opening to rear garden, carpeted, wall papered walls to coved ceiling, radiator, open plan to:

### Kitchen 15'6" x 5'10" (4.74 x 1.80)



Fitted with cupboard and draw units, rolled top work surface, stainless steel sink unit with single bowl and single drainer, recess and plumbing for washing machine, space for gas cooker, wall mounted boiler serving gas central heating, double glazed windows to rear:

### First floor lobby

Carpeted, access to loft, doors off onto:

### Bedroom one 13'10" max to bay x 16'2" max (4.23 max to bay x 4.94 max)



Double glazed bay window to front, further double glazed window to front, carpeted, wall papered walls to coved ceiling, fitted either side wardrobes with over head storage, further storage cupboard, radiator

**Bedroom two 12'3" x 8'10" (3.75 x 2.70)**



Double glazed window to rear, carpeted, wall papered walls, radiator:

**Bathroom/wc 15'7" max x 7'9" max (4.75 max x 2.37 max)**



Inset tiled bath, independent tiled shower cubicle, closed coupled wc, built in cupboard housing emersion tank, wash hand basin dresser unit with either side storage, laminate flooring, tiled splash backs, remainder of walls being wall papered, radiator, double glazed window to rear

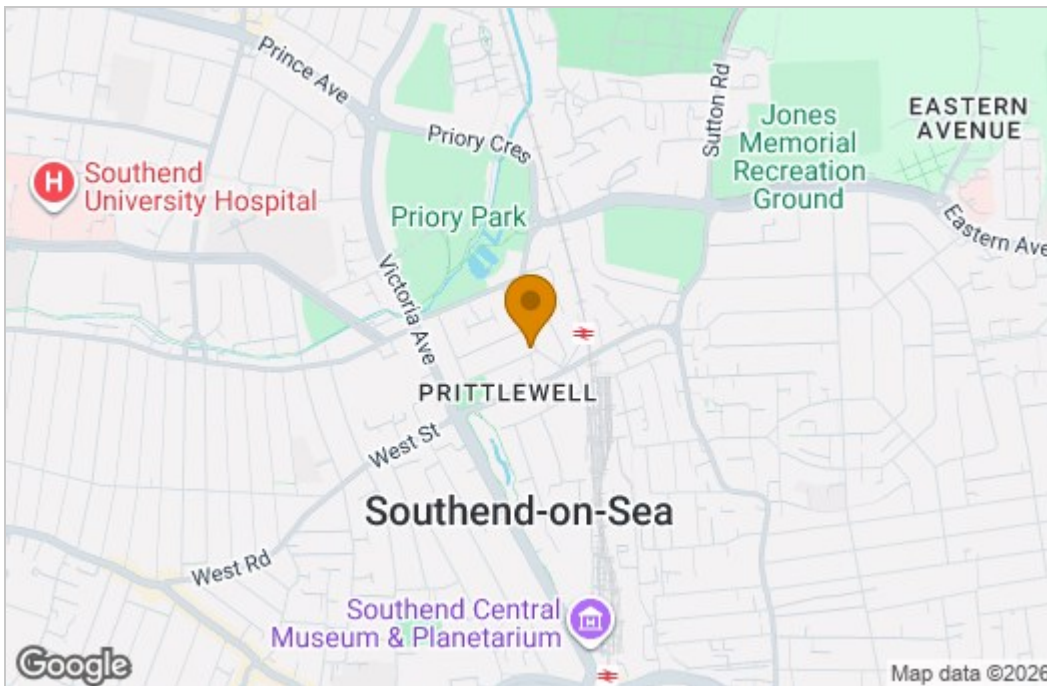
**Externally**



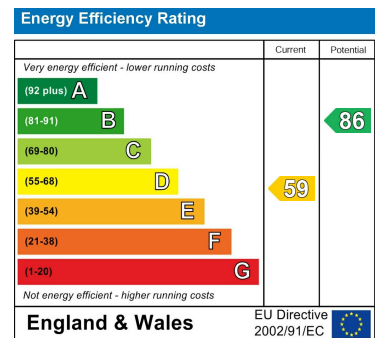
Concrete front garden. Rear garden being approximately 60 feet in length, (unmeasured), commencing with a paved patio area to the immediate rear with the remainder being mainly laid to lawn with fencing to boundaries

## Floor Plan

## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.