



## WESTERN APPROACHES SOUTHEND-ON-SEA, SS2 6XZ

OFFERS IN EXCESS OF £290,000  
FREEHOLD

\* OFF-STREET PARKING FOR TWO VEHICLES AND ADDITIONAL GARAGE \* - TWO DOUBLE BEDROOM END TERRACED FAMILY HOME, POSITIONED WITHIN EASY REACH OF A WEALTH OF AMENITIES AND WELL REGARDED SCHOOLS. BOASTING A LOW MAINTENANCE REAR GARDEN WITH SIDE ACCESS AND EXTENDED GROUND-FLOOR ACCOMODATION.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

## WESTERN APPROACHES

- Two double bedroom end terraced house
- Off-street parking for two vehicles
- Additional garage
- Low maintenance rear garden with artificial lawn and side access
- Extended ground-floor accommodation
- Double glazing and gas central heating
- Ample storage with bespoke under stair cupboard and draw space
- Fantastic location close to well regarded schools
- Within easy reach of Southend Airport and Southend Airport Train Station
- A magnificent first time purchase



Situated in a convenient location on the borders of Southend-on-Sea and Eastwood, this end-terraced property enjoys close access to a wide range of local amenities including schools, shops, and popular food and drink venues. Excellent road connections and public transport links make commuting and travel further afield both easy and efficient.

The accommodation comprises a welcoming entrance hall leading into a generous open-plan lounge/dining area, a fitted kitchen, and a bright conservatory providing additional living space. Upstairs, the first-floor landing gives access to two well-sized bedrooms along with a three-piece family bathroom fitted with a shower, wash basin, and WC.

Externally, the home benefits from a low maintenance rear garden with artificial lawn and side access, alongside a garage and off-street parking for two spaces to the front of the home. This property represents a fantastic opportunity and is expected to attract strong interest. Early enquiries are strongly advised to avoid missing out on this appealing home.

**Two bedroom end terraced house**

**Entrance porch**

**Reception room**

**Kitchen**

**Conservatory**

**Stairs to the first floor**

**Bedroom one**

**Bedroom two**

**Shower room**

**Low maintenance rear garden**

**Garage**

**Off-street parking for two vehicles**

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### ADDITIONAL INFORMATION

**Local Authority** – Southend

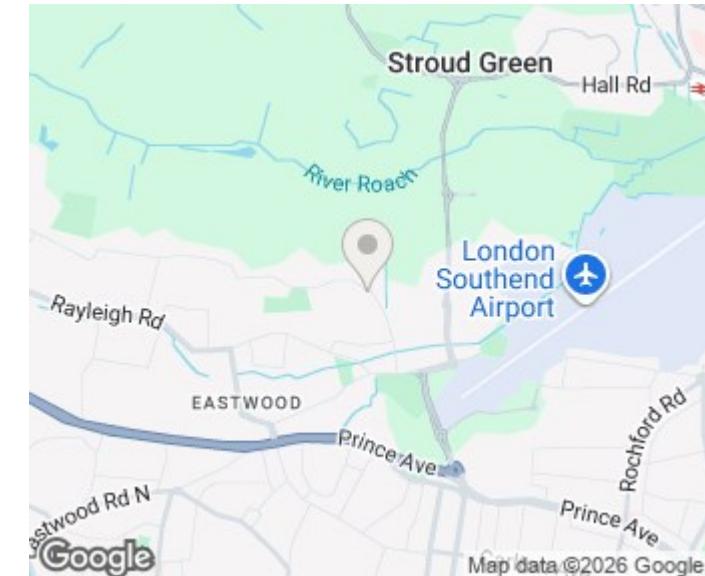
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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