

**Tyrrel Drive, Southend-On-Sea, SS1 2LN**

**£375,000**

Situated in a great location being close to the city centre, rail stations and the seafront this spacious four bedroom terraced house is currently let out as rooms and offers great potential to either create an HMO for the rental market or to return it to a family home. There are two spacious reception rooms to the ground floor as well as a good sized kitchen/ breakfast room whilst the first floor offers four bedrooms and a shower room. There is potential for off street parking to the front of the property (subject to planning) and an approx. 30' rear garden.

**Accommodation Comprising**  
Front door providing access to...

### Entrance Hall



Staircase to first floor, understairs storage cupboard, radiator, laminate wood flooring, doors off to...

### Room 1 15'8" x 12'5" (4.8 x 3.8)

Double glazed windows to front and side, radiator, door to...

### En Suite Shower Room 8'6" x 3'3" (2.6 x 1)

### Kitchen 14'9" x 9'2" (4.5 x 2.8)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, matching range of wall mounted units, tiled splashbacks, radiator, French doors and window to rear garden...

### Room 2 24'7" x 11'1" max overall (7.5 x 3.4 max overall)

Double glazed windows to rear, door to side, radiator, door to...

### En Suite Shower Room 6'10" x 3'3" (2.1 x 1)

Window to front...

### First Floor Landing

Doors off to...

### Room 3 15'8" x 12'5" max overall (4.8 x 3.8 max overall)

Double glazed windows to front and side, radiator, door to...

### En Suite Shower Room 5'2" x 4'11" (1.6 x 1.5)

Window to side...

### Room 5 11'9" x 11'1" (3.6 x 3.4)

Window to rear, radiator, door to...

### Room 6 14'9" x 9'2" max overall (4.5 x 2.8 max overall)

Window to rear, radiator...

### Room 4 8'10" x 7'10" (2.7 x 2.4)

Window to front, radiator...

### Shower Room 7'10" x 4'11" (2.4 x 1.5)



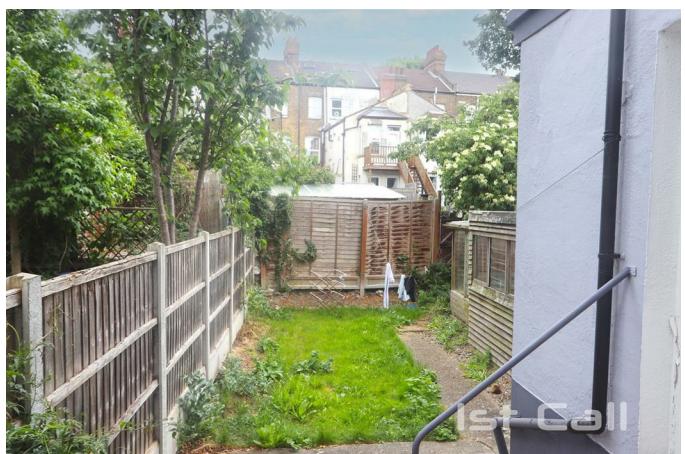
Suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., radiator, window to side...

### Externally

#### Front Garden

Laid to shingle providing potential for off street parking subject to the necessary planning consent being sought and granted...

#### Rear Garden



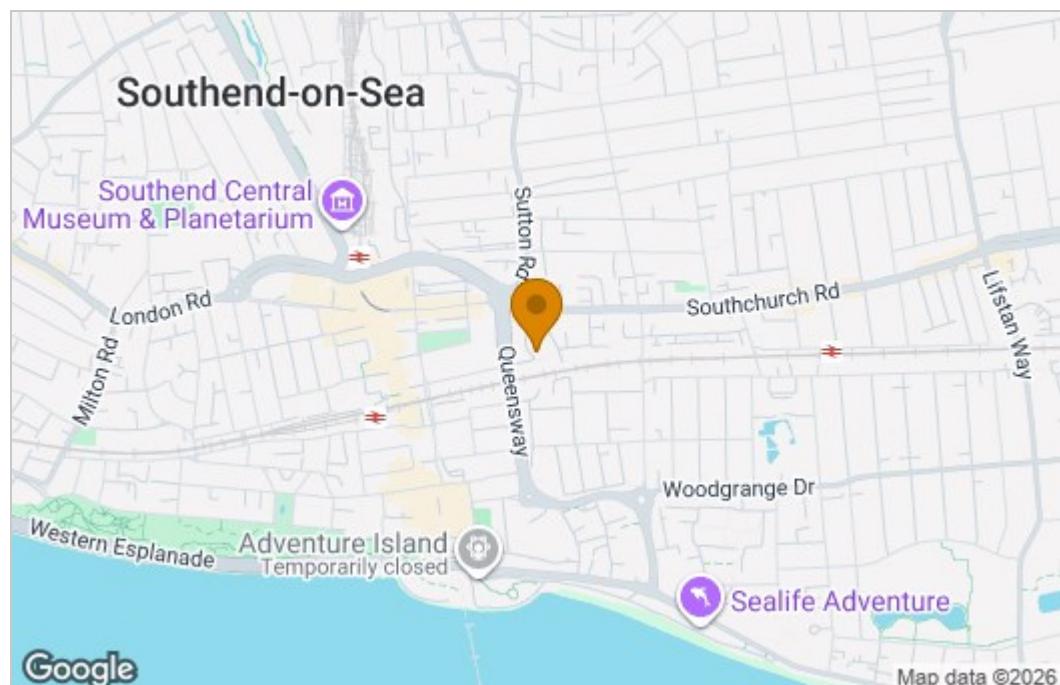
Approx. 30' in depth, mostly laid to lawn, timber shed...

## Floor Plan

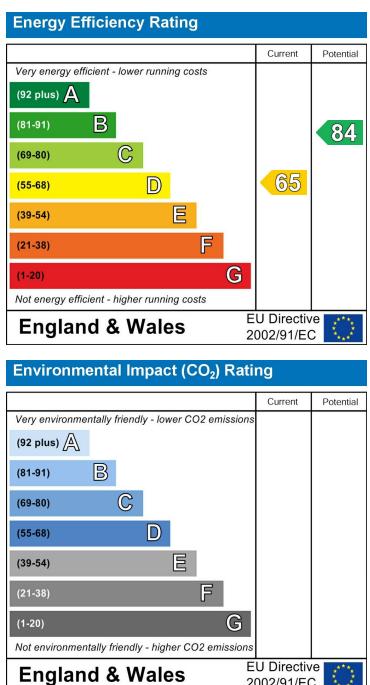
16 Tyrrel Drive Southend on Sea Essex SS1 2LN



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 firms employment has the authority to make or give any representation or warranty in respect of the property.