

**To arrange a viewing contact us
today on 01268 777400**



Cromwell Road, Southend-On-Sea Guide price £375,000

***** GUIDE PRICE £375,000 - £400,000***** Calling All Investors! A beautifully presented three-bedroom semi-detached home, offered for sale with a tenant in situ, making this a fantastic investment opportunity. Boasting a stunning contemporary kitchen/diner, stylish modern bathroom, spacious bay-fronted lounge, approximately 70ft rear garden and driveway providing off-street parking, all within a convenient Southend-on-Sea location close to Prittlewell Station, excellent schools and local amenities.

***Investment Information:** The property is currently let with a tenant in situ. Further information regarding the existing tenancy, rental income and terms is available upon request.*

AN EXCEPTIONAL INVESTMENT OPPORTUNITY – BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME WITH TENANT IN SITU!

Situated along the popular Cromwell Road in Southend-on-Sea, this beautifully presented three-bedroom semi-detached home offers an exciting opportunity for investors looking to add a stylish, well-maintained property to their portfolio.

Offered for sale with a tenant in situ, this attractive home combines generous accommodation, contemporary interiors, excellent outdoor space and a highly convenient location, making it a particularly appealing proposition for buy-to-let investors.

With approximately 868 sq ft of internal accommodation, the property has been finished to a lovely standard throughout, offering a fantastic balance of character, modern design and practical everyday living.

Upon entering, a welcoming entrance hallway leads through to a spacious, bay-fronted living room. Measuring an impressive 13'11" x 12'4", this wonderful reception room benefits from a large front-facing bay window, allowing an abundance of natural light to fill the space. Beautifully presented and offering plenty of room for comfortable seating, it provides an inviting setting for relaxing and unwinding.

To the rear of the property sits the real heart of the home – a fabulous, contemporary kitchen and dining room measuring 17'8" x 12'1".

Finished to an excellent modern standard, this impressive space features a stylish fitted kitchen with sleek cabinetry, attractive work surfaces and a fresh, contemporary design. The generous proportions allow ample room for dining furniture, creating a fantastic setting for family meals, entertaining or simply enjoying everyday life. With its modern finish and practical layout, this is a room that perfectly combines style and functionality.

Upstairs, the first floor continues to impress with three well-proportioned bedrooms, all presented to a lovely standard.

The principal bedroom is an excellent-sized double, measuring 14'0" x 10'11", providing generous space for bedroom furniture whilst enjoying a lovely bright and airy feel.

The second bedroom is another spacious double, measuring 12'2" x 10'11", making it ideal for family members or guests.

The third bedroom offers excellent versatility and would work perfectly as a child's bedroom, nursery, dressing room or dedicated home office.

Completing the first-floor accommodation is a beautifully finished contemporary family bathroom. Featuring a stylish modern three-piece suite, including

a bath with shower facilities, wash basin and WC, this space has been designed with a clean, elegant aesthetic that perfectly complements the rest of the property.

Outside Space

Externally, the property has even more to offer.

To the front, a driveway provides the convenience of off-street parking, an increasingly desirable feature for both homeowners and tenants alike.

To the rear, the property enjoys a fantastic approximately 70ft garden, offering an abundance of outdoor space. With plenty of room for relaxing, entertaining, gardening and family activities, this generous garden is a wonderful addition to the home and further enhances its long-term appeal.

The Investment Opportunity

For investors, this property presents a particularly attractive opportunity.

Being offered with an existing tenant in situ, the property provides the opportunity to acquire an established rental investment without initially needing to source a new tenant, subject to the existing tenancy arrangements.

The combination of three bedrooms, excellent presentation, a spacious kitchen/diner, off-street parking and a substantial rear garden makes this a property with strong features for the family rental market.

Its modern finish throughout is another significant advantage, offering an appealing standard of accommodation without the immediate need for extensive cosmetic refurbishment.

Whether you're an experienced landlord looking to expand your portfolio or an investor seeking a well-presented property in a convenient location, 31 Cromwell Road is certainly one to consider.

The Location

Cromwell Road enjoys a convenient residential position in Southend-on-Sea, ideally located for access to excellent transport connections, local amenities, schools and everything this popular coastal town has to offer.

Prittlewell Railway Station is within easy reach, offering direct rail services towards London Liverpool Street, making the location particularly appealing to commuters and those requiring regular access to the capital.

Southend Victoria Station is also conveniently accessible, providing further transport connections, whilst the A127 and A13 offer useful road links across South Essex and towards London.

For everyday convenience, a variety of supermarkets, local shops, cafés and amenities can be found nearby, with Southend High Street offering an even wider selection of retail outlets, restaurants and leisure

facilities.

Families are well catered for, with a choice of local schools including Temple Sutton Primary School and Bournemouth Park Academy in the surrounding area, alongside further primary and secondary education options.

The beautiful Southend seafront, beaches and promenade are also within easy reach, offering fantastic opportunities to enjoy coastal walks, independent eateries and everything that makes living in Southend-on-Sea so desirable.

Combining excellent transport links, convenient amenities and a popular residential setting, Cromwell Road is an attractive location for both families and commuters.

A fantastic opportunity to secure a beautifully presented, modern three-bedroom semi-detached property with an existing tenant in situ. With its impressive finish, generous rear garden, off-street parking and excellent location, this is an investment opportunity not to be missed. Early enquiries are highly recommended!

Ground Floor

Entrance Hall

Living Room

4.25m x 3.75m (13'11" x 12'4")

Kitchen / Dining Room

5.39m x 3.69m (17'8" x 12'1")

First Floor

Landing

2.28m x 1.95m (7'6" x 6'5")

Bedroom One

4.26m x 3.34m (14'0" x 10'11")

Bedroom Two

3.72m x 3.34m (12'2" x 10'11")

Bedroom Three

2.46m x 1.96m (8'1" x 6'5")

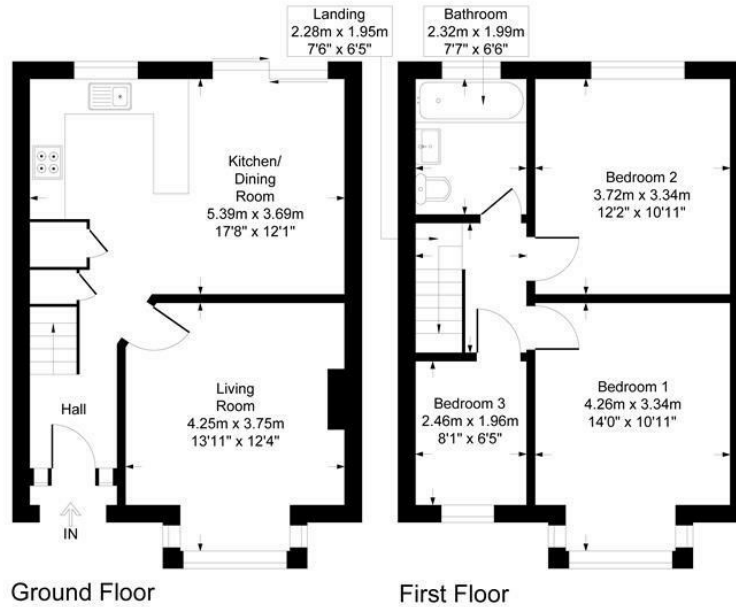
Family Bathroom

2.32m x 1.99m (7'7" x 6'6")

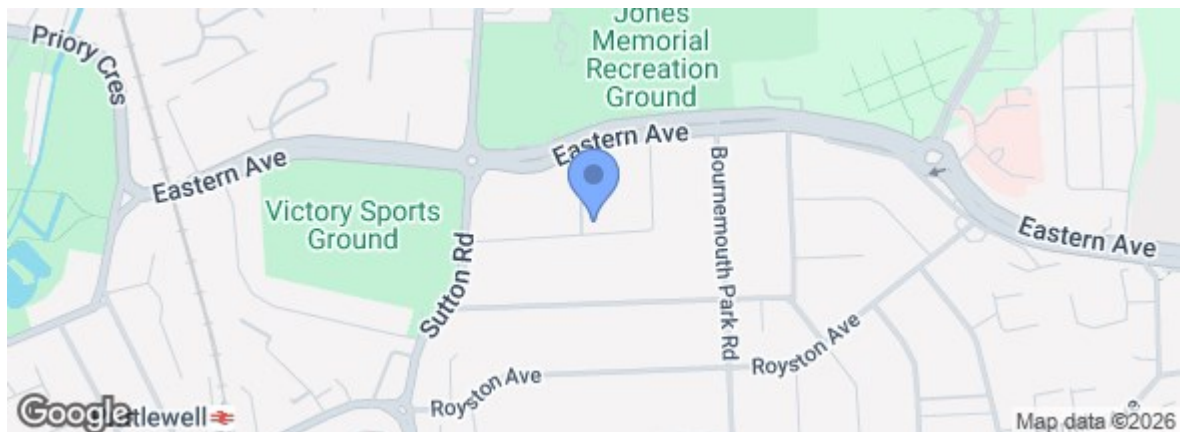
Total Floor Area: 80.6 sq m (868 sq ft)

31 Cromwell Road

Approximate Gross Internal Floor Area = 80.6 sq m / 868 sq ft



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(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	
Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.