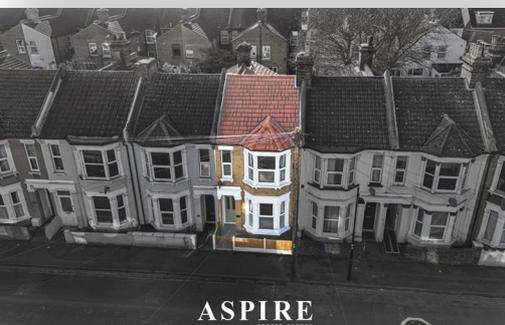


To arrange a viewing contact us  
today on 01268 777400



## Gordon Road, Southend-On-Sea Guide price £375,000

\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

This beautifully maintained three bedroom terraced family home is ideally positioned on the ever-popular Gordon Road, right in the heart of Southend City Centre. Offering generous living space combined with attractive period features, the property showcases character throughout with bay windows, feature fireplaces and well-proportioned rooms designed for modern family living.

Upon entering, a welcoming entrance hall leads through to a charming bay fronted lounge which enjoys excellent natural light. A separate reception room sits beyond, complete with a striking fireplace and providing a versatile space perfect for relaxing, dining or entertaining guests.

To the rear of the property is a spacious and well appointed kitchen / breakfast room, offering ample space for cooking and dining while providing direct access to the rear garden. The ground floor is further complemented by a convenient WC.

The first floor provides three generously sized bedrooms. The principal bedroom benefits from a large bay window, built-in wardrobes and an attractive feature fireplace. Two further double bedrooms also retain original fireplaces, adding charm and character. A modern three piece family bathroom completes the accommodation, alongside a practical utility cupboard providing additional storage or laundry space.

Externally, the property enjoys a generous west facing rear garden, ideal for outdoor dining, entertaining or family use.

The location is highly convenient, being within catchment of well regarded local schools including Barons Court Primary School, Milton Hall Primary School and Nursery, and Southchurch High School. Southend seafront, the city centre, London Road shopping facilities and a wide variety of restaurants and amenities are all within walking distance. Excellent transport links are also close by, with Southend Central and Southend Victoria stations providing direct rail services into London.

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## **Entrance Hall**

## **Lounge**

14'0" x 11' (4.27m x 3.35m)

## **Reception Room / Fourth Bedroom**

11'6" x 9'2" (3.51m x 2.79m)

## **Kitchen/Breakfast Room**

20'9" x 9'8" (6.32m x 2.95m)

## **Downstairs W/C**

## **Landing**

## **Bedroom One**

14'7" x 13'10" (4.45m x 4.22m)

## **Bedroom Two**

12'0" x 9'10" (3.66m x 3.00m)

## **Bedroom Three**

11'7" x 9'1" (3.53m x 2.77m)

## **Utility Cupboard**

## **Family Bathroom**

8'7" x 6'7" (2.62m x 2.01m)

## **West Facing Garden**

# Gordon Road

Approximate Gross Internal Floor Area = 112.9 sq m / 1215 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	74	82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.