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Victoria Road, Southend-On-Sea Guide price £350,000

*** NO ONWARD CHAIN ***

Offered with no onward chain and positioned just yards from the seafront and Southchurch Park, this charming three bedroom terraced home combines coastal living with excellent convenience.

The property offers well proportioned family accommodation throughout. The ground floor features a spacious 25ft lounge, perfect for relaxing or entertaining, which leads through to a generous 16ft kitchen and dining area. The kitchen is fitted with a range of base and wall units with ample work surface space, while the dining area provides a great setting for family meals and gatherings. A useful ground floor cloakroom completes the downstairs accommodation.

Upstairs, the first floor offers two well sized double bedrooms and a single bedroom, all served by a large family bathroom featuring both a bath and walk in shower.

Externally, the property benefits from off street parking to the front, while the rear garden extends to approximately 45ft, beginning with a patio seating area and continuing onto lawn with established borders. A brick built workshop or storage room at the rear of the garden provides useful additional space.

Further benefits include double glazed windows and gas central heating throughout.

The location is a real highlight. The property sits just moments from the seafront and Southchurch Park, offering fantastic outdoor space and coastal walks, while Southend East train station is within easy reach, providing convenient rail links for commuters.

This is an excellent opportunity to secure a well located family home close to the coast, local amenities and transport links. Early viewing is highly recommended. GUIDE PRICE £350,000-£375,000

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Entrance Hall

19'9" x 5'4" (6.04 x 1.65)

Radiator, staircase rising to the first floor with understairs storage cupboard, doors leading to:

Living / Dining Room

22' 5" x 10' 7" (6.71m x 3.05m x 2.13m)

Double glazed bay window to the front aspect, French doors leading to the breakfast room, two radiators, feature fireplace with inset electric fire, dado rail, coved ceiling with ceiling rose.

Kitchen Area

16" x 12' 2" (4.88m x 3.66m x 0.61m)

Fitted with a range of base units with roll edged work surfaces over incorporating an inset single drainer sink unit. Space for gas cooker, space and plumbing for washing machine and dishwasher. Matching wall mounted units, tiled splashbacks and flooring, coved ceiling with inset spotlights, double glazed window to the rear aspect. Open plan to:

Cloakroom

6'0" x 3'2" (19'8"0"0" x 9'10"6"6") (1.83m x 0.97m (6'0 x 3'2))

White suite comprising low level W.C. and corner mounted wash hand basin. Fully tiled walls and flooring, obscure double glazed window to rear.

First Floor Landing

14' 2" x 5'5" (4.27m x 0.61m x 1.65m)

Loft access hatch, built in storage cupboard, coved ceiling, doors leading to:

Bedroom One

13'5" x 8" (4.09m x 2.44m)

Double glazed bay window to the front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

11'0" x 8'5" (3.36m x 2.57m)

Double glazed window to the rear aspect, radiator, fitted wardrobe cupboards, coved ceiling.

Bedroom Three

10'10" x 5'8" (3.31 x 1.75)

Double glazed window to the front aspect, radiator, coved ceiling.

Bathroom

12'4" x 7'10" (3.78m x 2.41m)

White suite comprising panelled bath, wet room style walk in shower, pedestal wash hand basin and low level W.C. Built in cupboard housing gas central heating boiler and hot water tank. Tiled splashbacks, extractor fan, coved ceiling with inset spotlights, obscure double glazed window to side.

Front Garden

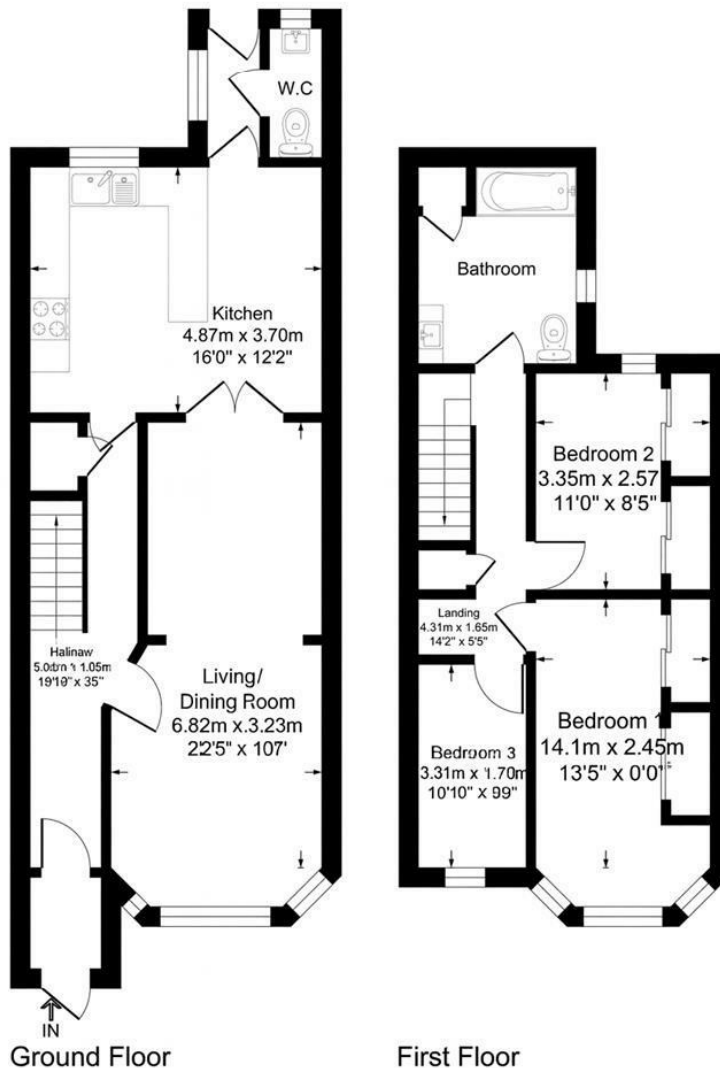
Providing off street parking.

Rear Garden

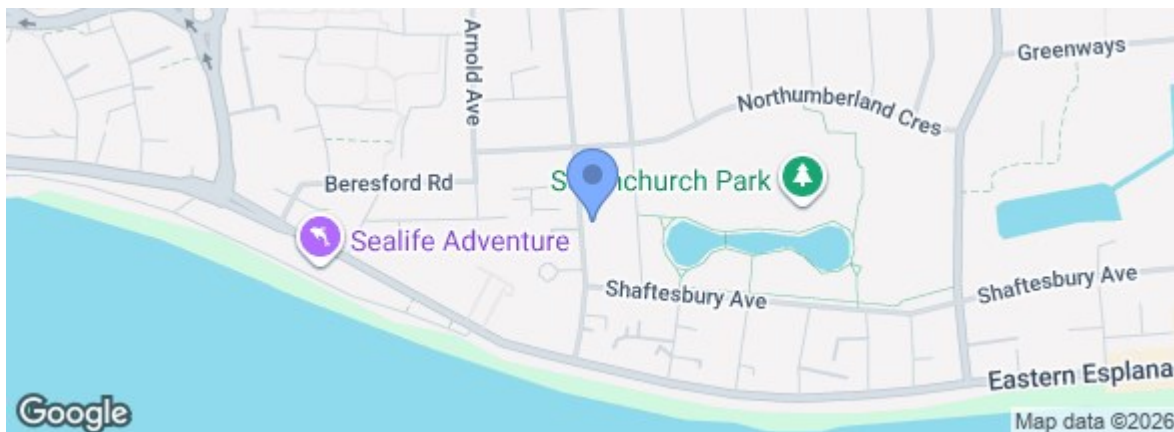
Approximately 45ft in depth, commencing with a paved patio area with the remainder mainly laid to lawn with established flower and shrub borders. Brick built garden workshop/store with double glazed door and window overlooking the garden.

Victoria Road

Approximate Gross Internal Floor Area = 96.0 sq m / 1034 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		65	80
(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		
(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	



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