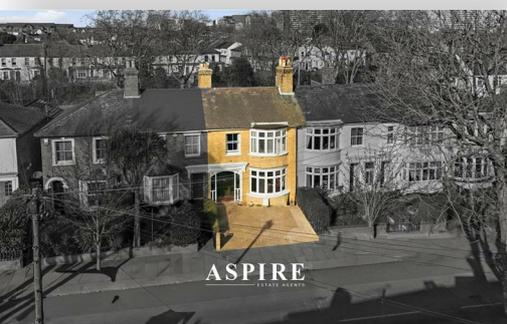


To arrange a viewing contact us
today on 01268 777400



Cambridge Road, Southend-On-Sea Guide price £725,000

*** GUIDE PRICE £725,000 - £750,000 ***

Situated within the sought after Southend-on-Sea Conservation Area, this exceptional four bedroom terraced home combines beautiful period character with stylish contemporary finishes to create a truly impressive family residence. Ideally located just a five minute walk from Southend Seafront and approximately seven minutes from Southend Central C2C station, the property offers both coastal lifestyle and excellent commuter convenience.

Entrance Porch

Hallway

Open Plan Living Room

26'4 into bay x 13'3 (8.03m into bay x 4.04m)

Cloakroom

Open Plan Kitchen / Dining Room

24'2 x 16'11 (7.37m x 5.16m)

Bedroom 1

14'8 x 12'5 (4.47m x 3.78m)

Bedroom 2

13'4 x 10'11 (4.06m x 3.33m)

Bedroom 3

13'0 x 11'0 (3.96m x 3.35m)

Bedroom 4

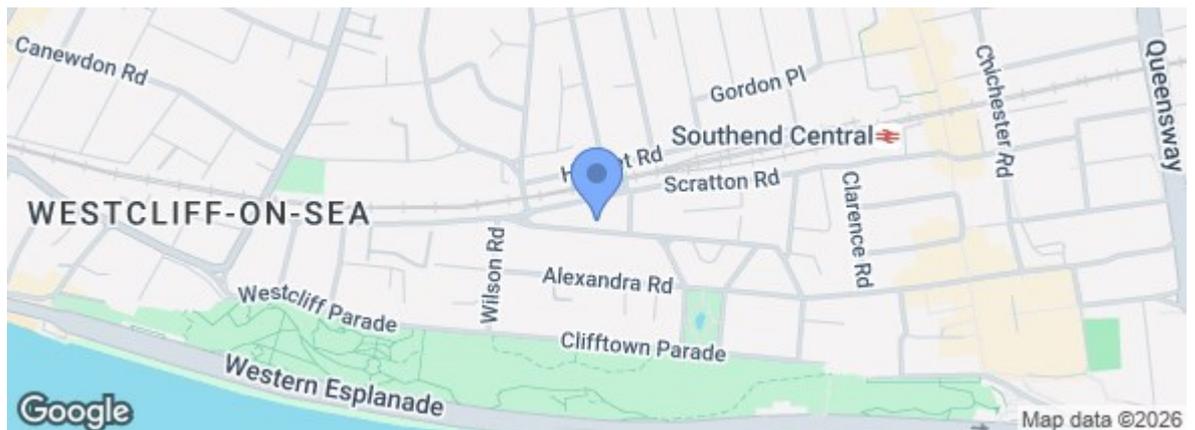
12'1 x 7'7 (3.68m x 2.31m)

Family Bathroom

Garden

Driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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.