

# Ist Call

SALES AND LETTINGS



**Carmania Close, Southend-On-Sea, SS3 9YZ**

**£300,000 - Freehold**

This beautifully presented two bedroom terraced house would make an ideal first time purchase and is situated within easy access of Sheoburness rail station as well as local shops and schools. Offering a spacious 17'8 lounge and a modern fitted kitchen/ breakfast room the ground floor is completed with a downstairs cloakroom. Upstairs you will find two great sized double bedrooms as well as a large beautifully appointed bathroom. Outside is a low maintenance rear garden with large timber outbuilding and there is parking available within the communal parking area. Viewing comes highly recommended.

### Accommodation Comprising

uPVC double glazed door to...

### Entrance Lobby

Tiled flooring, door to cloakroom and further glazed door to entrance hall...

### Cloakroom



Modern white suite comprising vanity wash hand basin, low level W.C., heated towel rail, fully tiled walls and flooring, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to front...

### Entrance Hall

Staircase to first floor with understairs storage area, radiator, laminate wood effect flooring, smooth plastered ceiling, doors off to...

### Lounge/ Diiner 17'8 x 14'1 < 10'3 (5.38m x 4.29m < 3.12m)



Double glazed window to front, two further double glazed windows to rear, radiator, laminate wood flooring, smooth plastered ceiling, door to...



### Kitchen/ Breakfast Room 11'3 x 8'9 (3.43m x 2.67m)



Comprehensive range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, breakfast bar, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed door and window to rear garden...

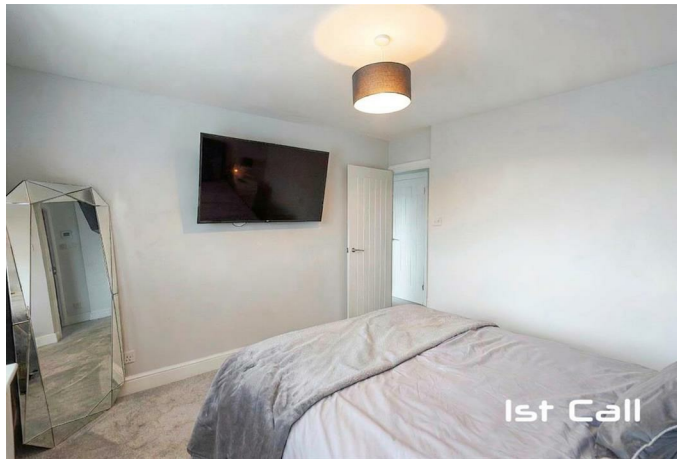
### First Floor Landing

Obscure double glazed window to front, loft access, smooth plastered ceiling, large built in storage cupboard housing gas central heating & hot water boiler and obscure double glazed window to front), doors off to...

**Bedroom 1 11'7 x 11'9 (3.53m x 3.58m)**



Double glazed window to rear, radiator, range of fitted wardrobe cupboards, smooth plastered ceiling...



**Bedroom 2 11'3 x 10'11 (3.43m x 3.33m)**



Double glazed window to rear, radiator, smooth plastered ceiling...

**Bathroom**



Fully tiled bathroom with modern white suite comprising panelled bath, separate shower cubicle with glazed door, vanity wash hand basin, low level W.C., heated towel rail, tiled floor with underfloor heating, fully tiled walls, smooth plastered ceiling with inset spotlights, obscure double glazed window to front...



**Externally**

**Front Garden**

Mostly block paved with planted areas...

## Rear Garden



Approx. 35' in depth comprising paved patio area covered with timber pergola, remainder mostly laid with artificial turf, large insulated timber outhouse which the seller has advised will have power & light connected by the time of sale, gate providing access to communal parking area...



# Floor Plan

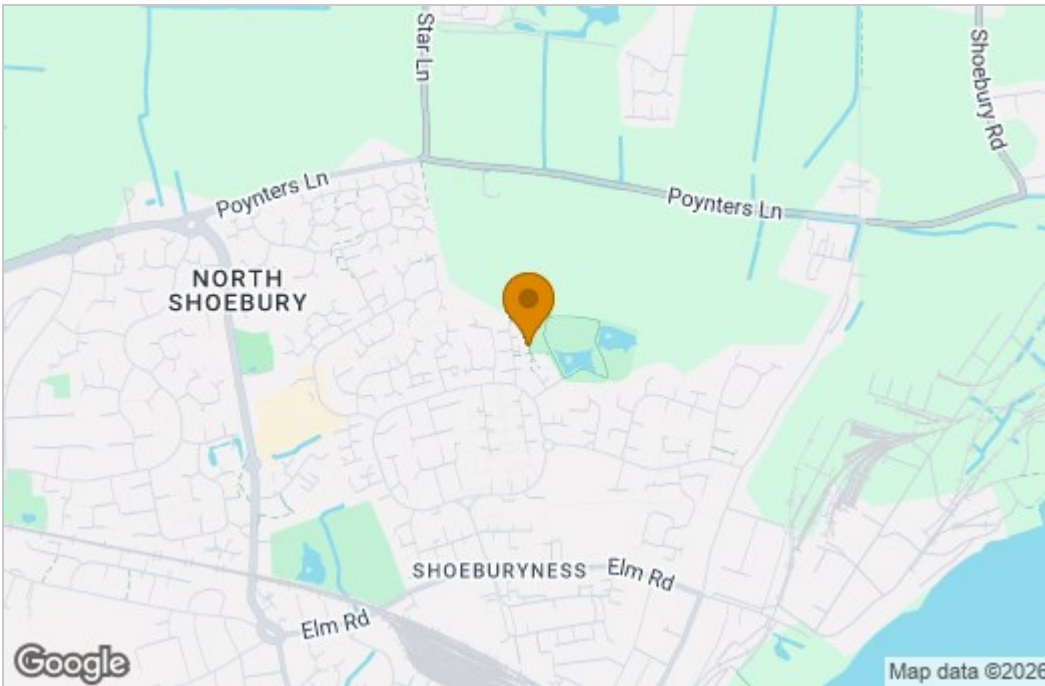
GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

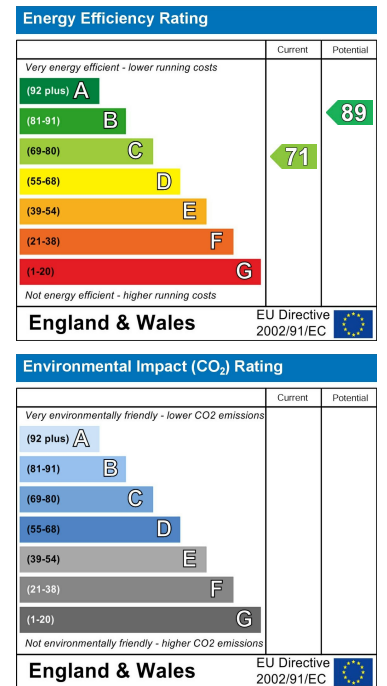


TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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