

Ist Call

SALES AND LETTINGS



Woodgrange Drive, Southend On Sea, SS1 2SD

£190,000

A two double bedroom ground floor flat situated in a popular location being close to the seafront, city centre and rail station. Offering a 14'11 front lounge, two double bedrooms as well as a modern fitted kitchen and bathroom the property further benefits from off street parking and a compact rear garden. Offered with no onward chain and 85 years remaining lease term we feel the property would suit both first time buyers and rental investors alike and viewing is recommended.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

Entrance Hall

Radiator, built in storage cupboard, doors off to...

Lounge 14'11 into bay x 12'8 (4.55m into bay x 3.86m)



Double glazed bay window to front, radiator, feature fireplace, picture rail, coved ceiling with ceiling rose...

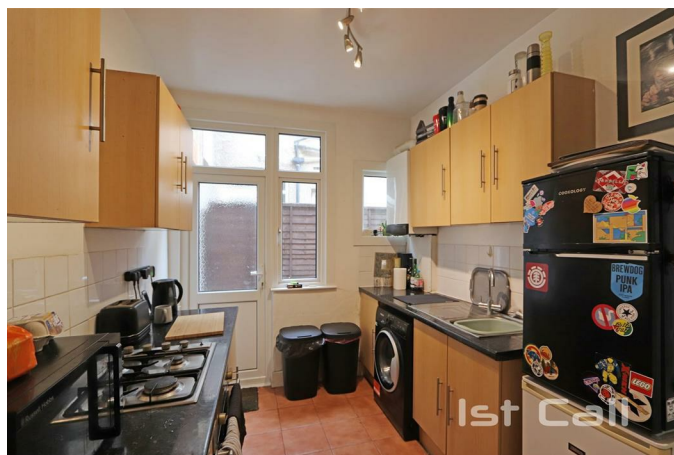
Bedroom 2 11'8 x 10'11 max overall (3.56m x 3.33m max overall)



Double glazed window to rear, radiator, picture rail, coved ceiling...



Kitchen 11'3 x 7'10 (3.43m x 2.39m)



Range of 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, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks and flooring, double glazed window and door to side...

Bathroom



Modern white suite comprising panelled 'P' bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., built in storage cupboard, part tiled walls and tiled flooring, obscure double glazed window to side...

Bedroom 1 11'4 x 9'11 (3.45m x 3.02m)



Double glazed door and window to rear, radiator, picture rail, coved ceiling...

Externally

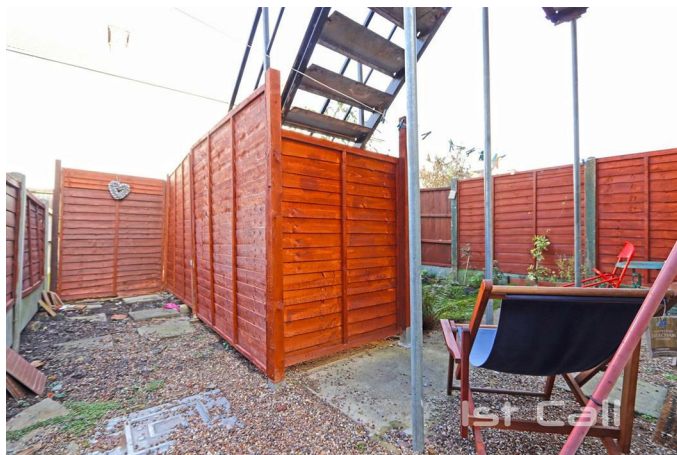
Front Garden

Mostly laid to shingle and providing off street parking for one vehicle...

Rear Garden



Own compact rear garden with additional side space and space for shed...

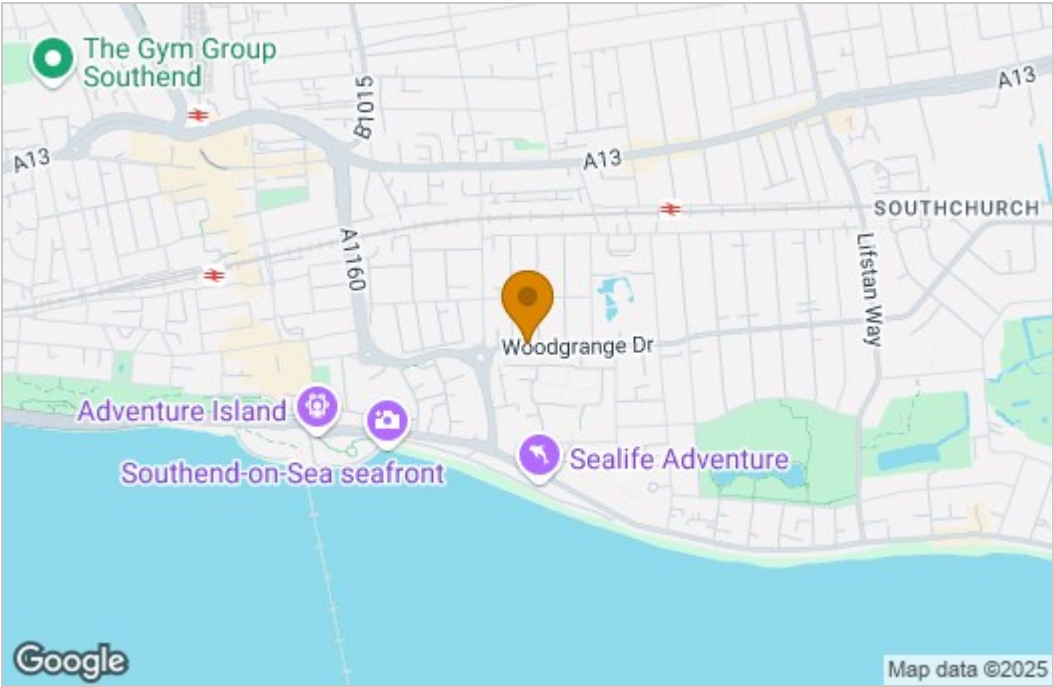


Floor Plan

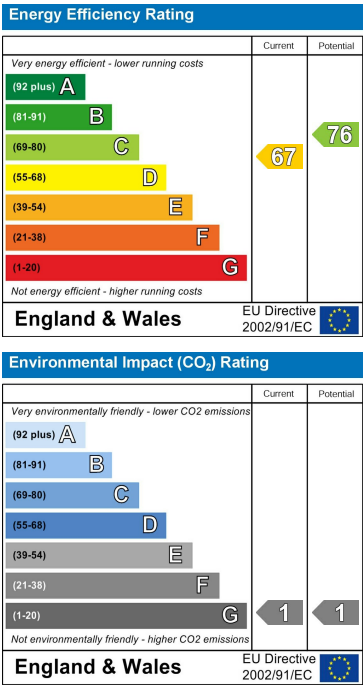


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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