

# Ist Call

## SALES AND LETTINGS



**Hera Close, Southend-On-Sea, SS2 4GP**

**£375,000**

This modern three bedroom end of terrace family home is situated on the popular Pegasus development and situated within easy access of Southend East rail station, Southchurch Park and the seafront. Offering a bright and spacious living room, a kitchen/ diner with integrated appliances and cloakroom to the ground floor upstairs you will find three bedrooms with an en suite to the master and a family bathroom. Outside is a sunny west facing rear garden with a detached garden room whilst the property further benefits from allocated parking and an internal viewing is considered essential to appreciate the accommodation on offer.



### Accommodation Comprising

Composite front door providing access to...

#### Entrance Lobby

Radiator, tiled flooring, smooth plastered ceiling, doors off to...

#### Cloakroom

White suite comprising pedestal wash hand basin, low level W.C., tiled flooring and splashbacks, radiator, smooth plastered ceiling with extractor fan...

#### Lounge 18' x 10'5 (5.49m x 3.18m)



Double glazed windows to front and side, radiator, feature freestanding log burner, staircase to first floor, large built in storage cupboard, tiled flooring, smooth plastered ceiling, door to...



#### Kitchen/ Diner 14' x 9'5 (4.27m x 2.87m)



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 and extractor hood over, integrated fridge/ freezer, washing machine and dishwasher, matching range of wall mounted units, radiator, tiled flooring, smooth plastered ceiling with inset spotlights, double glazed window and sliding patio doors to garden...



#### First Floor Landing

Smooth plastered ceiling, doors off to...

**Bedroom 1 14' x 10'4 (4.27m x 3.15m)**



Double glazed window to front, radiator, fitted wardrobe cupboard, smooth plastered ceiling, door to...

**Bedroom 2 11'3 x 7'9 (3.43m x 2.36m)**



Double glazed window to rear, radiator, fitted wardrobe cupboard, smooth plastered ceiling with loft access (we are advised that there is a drop down ladder and the loft space is fully boarded for storage)...



**Bedroom 3 8'7 x 6' (2.62m x 1.83m)**



Double glazed window to front, radiator, fitted wardrobe cupboard, smooth plastered ceiling...

**En Suite**



White suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to front...

**Bathroom 7'9 x 5'7 (2.36m x 1.70m)**



White suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, smooth plastered ceiling with extractor fan...



## Externally



## Front Garden



Overlooking greensward, mostly paved...

## Rear Garden



Approx. 40' in depth, west facing and comprising large paved patio area, remainder mostly laid with artificial turf, gate to rear parking space, further large paved area to side with gate to front of property...



## Garden Room 15'6 x 9'6 (4.72m x 2.90m)



Double glazed bi-fold doors to garden, timber flooring, fitted bar unit, power & light connected...

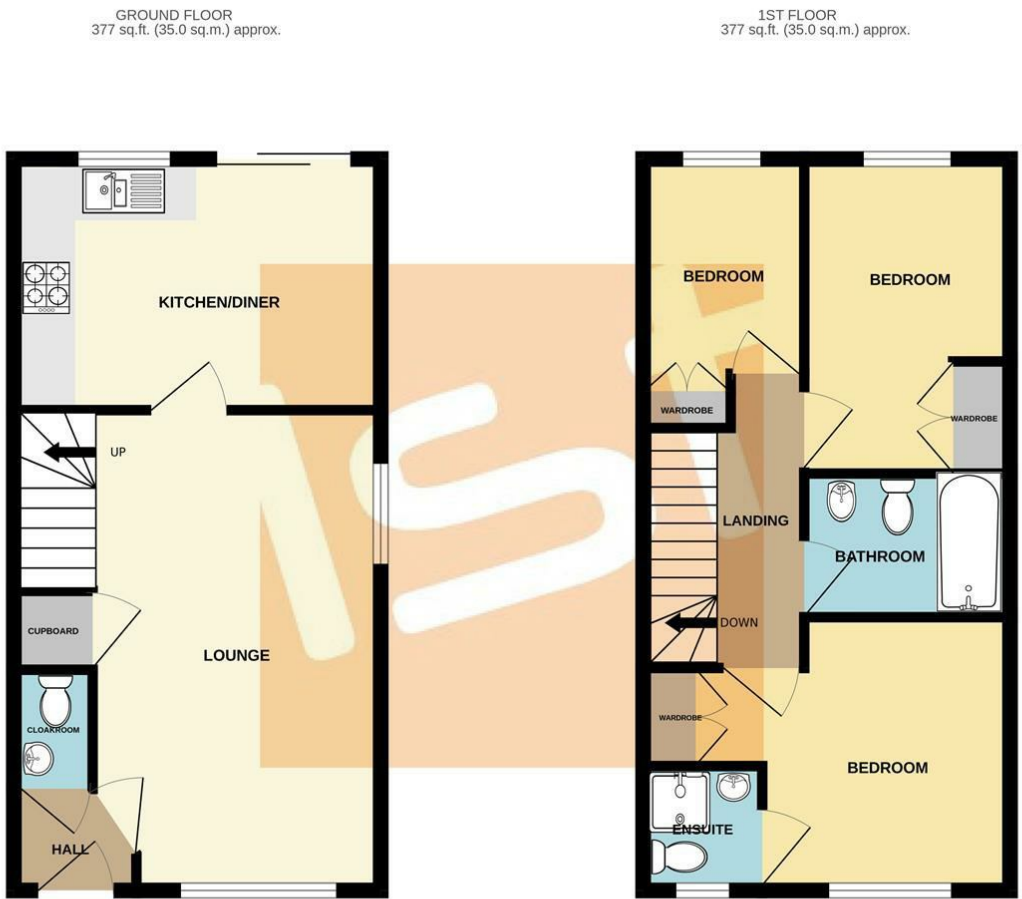
## Allocated Parking



Allocated parking space to rear of property...



Floor Plan

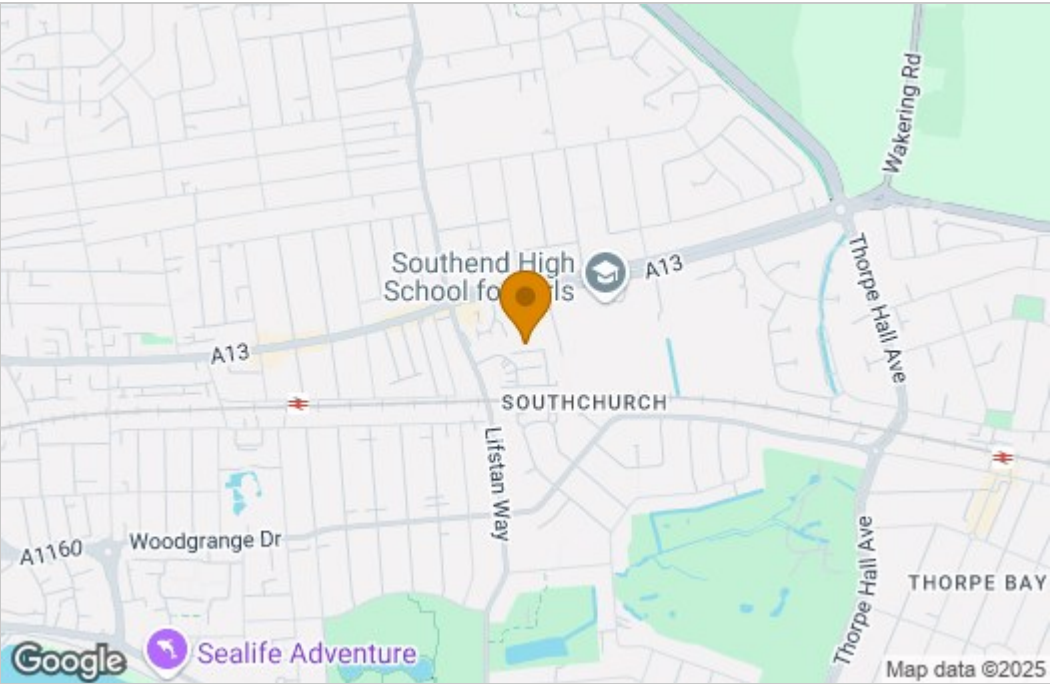


TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

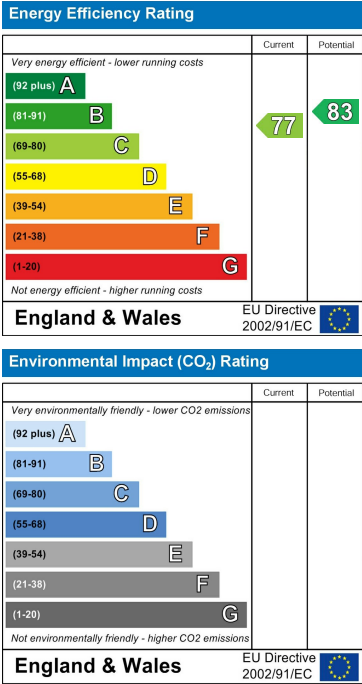
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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