

Ist Call

SALES AND LETTINGS



St Anns Road, Southend On Sea, SS2 5AU

£300,000

**** CASH BUYERS ONLY **** This detached family home is situated in a great central location offering easy access to the city centre, rail stations as well as local shops and schools. With a spacious lounge/diner and a kitchen large enough to dine in the property does have a ground floor bathroom but this allows for three well-proportioned double bedrooms to the first floor. Fully double glazed and gas centrally heated, the property also benefits from off street parking for a small vehicle to the front and there is a south facing rear garden. Offered with no onward chain viewing is recommended.

Accommodation Comprising

Recessed entrance with uPVC double glazed door providing access to...

Entrance Hall

Radiator, staircase to first floor, understairs storage cupboard, newly fitted carpet, picture rail, coved ceiling, doors off to...

Lounge/ Diner 25' x 12'11" < 11' (7.62m x 3.94m < 3.35m)



Lounge Area 13'8" x 12'10" (4.17m x 3.91m)



Double glazed bay window to front, radiator, newly fitted carpet, open plan to...

Dining Area 11' x 11' (3.35m x 3.35m)



Double glazed window to rear, radiator, newly fitted carpet...

Kitchen 11'7" x 10'7" (3.53m x 3.23m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for cooker with extractor hood over, matching range of wall mounted units, tiled splashbacks, radiator, coved ceiling, double glazed window to side, archway to...



Inner Lobby 10' x 3'3" (3.05m x 0.99m)

uPVC double glazed door to side, built in cupboard housing gas central heating & hot water boiler, door to...

Bathroom 9'8 x 6'10 (2.95m x 2.08m)



White suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to rear...

First Floor Landing

Built in storage cupboard, loft access, doors off to...

Bedroom 1 16'6 x 10'10 (5.03m x 3.30m)



Two double glazed windows to front, radiator...

Bedroom 2 11' x 10'11 (3.35m x 3.33m)



Double glazed window to rear, radiator...

Bedroom 3 11'8 x 10'8 (3.56m x 3.25m)



Double glazed window to side, radiator...

Externally

Front Garden

Providing off street parking for a small vehicle...

Rear Garden



Approx. 40' south facing rear garden comprising concreted patio area, remainder mostly laid to lawn...



Agents Note

The property is located within a residents parking permit zone with annual permits available from the

Local Authority from £18.50. More information can be found at <https://www.southend.gov.uk/car-parks-1/types-parking-permit/1>

Japanese Knotweed Disclosure

Japanese knotweed was found within the boundary of the property and a fully funded treatment plan is in place and the remaining treatment and insurance backed guarantee can be transferred to a new owner. For more information please contact 1st Call Sales & Lettings...

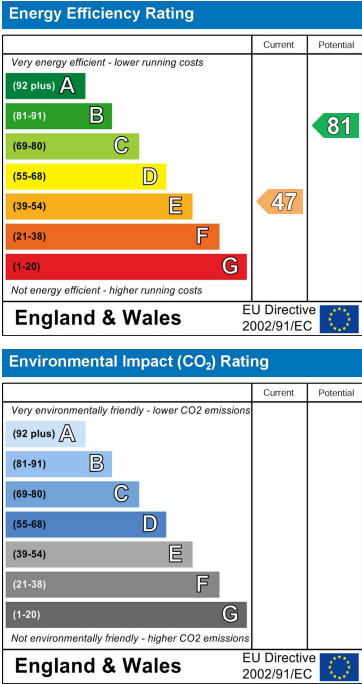
Floor Plan



Area Map



Energy Efficiency Graph



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