

# Ist Call

## SALES AND LETTINGS



**Maldon Road, Southend On Sea, SS2 5AY**

**£310,000**

Spacious terraced family home, central location! Lounge, dining room, large kitchen/diner, 3 beds, 40' garden. Double glazing, gas heating, no chain. Near city centre, schools & stations!

This spacious terraced family home enjoys a prime central location with the city centre, rail stations, local schools, and essential amenities all within easy reach - perfect for modern family living and commuting convenience. Offered with no onward chain for a smooth purchase process, the well-designed accommodation maximizes space across two floors. The ground floor features a comfortable lounge for relaxation, separate dining room for formal entertaining, plus a large kitchen/diner that serves as the heart of family life. Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing families, complemented by a family bathroom. The approximately 40-foot rear garden creates a delightful private outdoor space, perfect for children's play, entertaining, or peaceful relaxation away from the bustle of central living. This exceptional combination of generous accommodation, central convenience, modern amenities, and private garden space makes this a great opportunity for owner occupiers and investors alike.

### Accommodation Comprising

Part obscure double glazed uPVC front door to...

### Entrance Hall

Staircase to first floor with understairs storage cupboard, radiator, doors off to...

### Lounge 14' into bay x 10'3 (4.27m into bay x 3.12m)

Double glazed bay window to front, radiator...

### Dining Room 11'4 x 8'11 (3.45m x 2.72m)



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

### Kitchen/ Diner 18'7 x 9'2 (5.66m x 2.79m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, radiator, smooth plastered ceiling, double glazed door and window to side, double glazed bay window to rear...



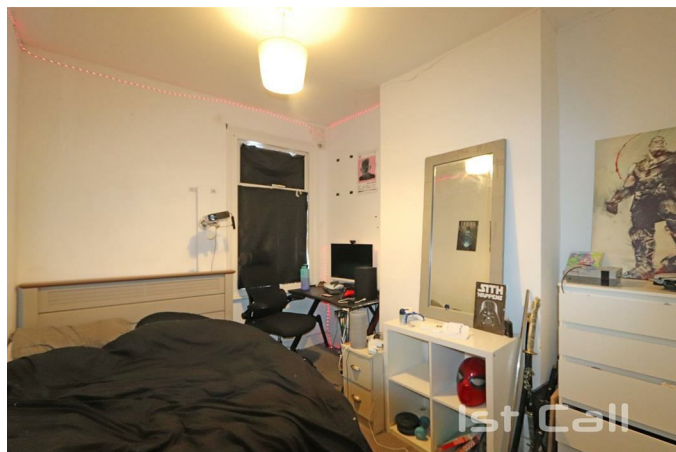
### First Floor Landing

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

### Bedroom 1 14' into bay x 14'3 (4.27m into bay x 4.34m)

Double glazed bay window to front, additional double glazed window to front, radiator...

### Bedroom 2 11'4 x 8'10 (3.45m x 2.69m)



Double glazed window to rear, radiator...

### Bedroom 3 11' x 9'3 (3.35m x 2.82m)



Double glazed bay window to rear, radiator...

### Bathroom 7'2 x 6'2 (2.18m x 1.88m)



White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., heated towel rail, marble effect panelled splashbacks, further tiled splashbacks, obscure double glazed window to side...

### Externally

#### Rear Garden



Approx. 40' in depth, mostly laid to lawn...

### Agents Note

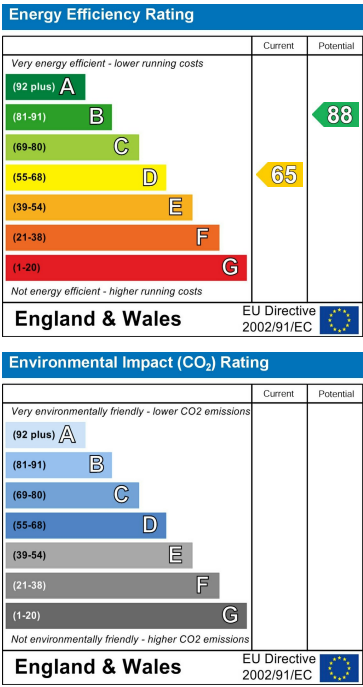
The property is located within a residents parking zone with annual permits available from the Local Authority for £22 (£10.50 for fully electric vehicles)...

Floor Plan

Area Map



Energy Efficiency Graph



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