

# Ist Call

SALES AND LETTINGS



**Tudor Road, Essex, SS0 7AD**

**Fixed Asking Price £250,000 - Freehold**

Situated in a great location within easy access of the city centre and rail stations is this two bedroom terraced house which is being offered with no onward chain and offering great potential. Benefitting from a lounge, separate dining room, kitchen and bathroom to the ground floor, upstairs you will find two double bedrooms whilst the property also benefits from an approx. 45' rear garden. In need of some cosmetic improvements the property does benefit from gas central heating and partial double glazing and we feel would make an ideal first time purchase or rental investment with viewing highly recommended.

## Accommodation Comprising

Front door leading to...

### Entrance Lobby

Laminate wood flooring, open plan to...

### Lounge 12'4 x 12'8 (3.76m x 3.86m)

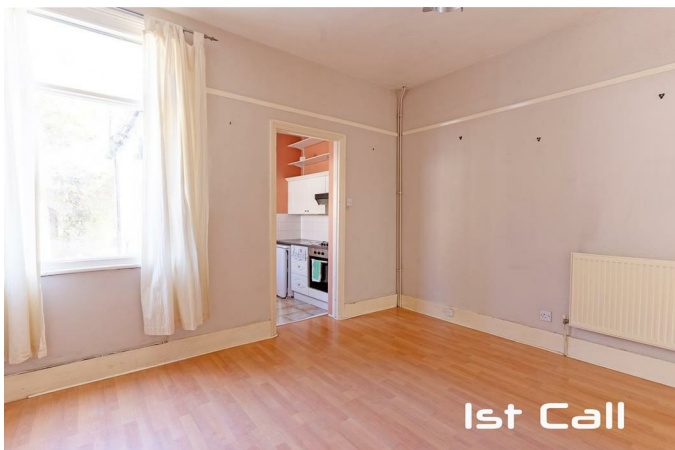


Double glazed bay window to front, radiator, laminate wood flooring, picture rail, doorway to...

### Dining Room 12'4 x 10'6 (3.76m x 3.20m)



Window to rear, radiator, staircase to first floor, understairs storage cupboard, laminate wood flooring, picture rail, doorway to...



### Kitchen 7'8 x 6'7 (2.34m x 2.01m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with oven below and extractor canopy over, space and plumbing for washing machine, matching wall mounted units, tiled splashbacks, part glazed door and window to side, door to...

### Bathroom 7'8 x 6'8 (2.34m x 2.03m)



White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, built in cupboard housing gas central heating & hot water boiler, heated towel rail, pine cladding to walls, laminate wood flooring, two obscure glazed windows to rear...

### First Floor Landing

Loft access, picture rail, doors off to...

### Bedroom 1 12'4 x 10'6 (3.76m x 3.20m)



Two double glazed windows to front, radiator, feature cast iron fireplace, built in storage cupboard...

### Bedroom 2 12'4 x 10'7 (3.76m x 3.23m)



Double glazed window to rear, radiator, built in storage cupboard, picture rail...

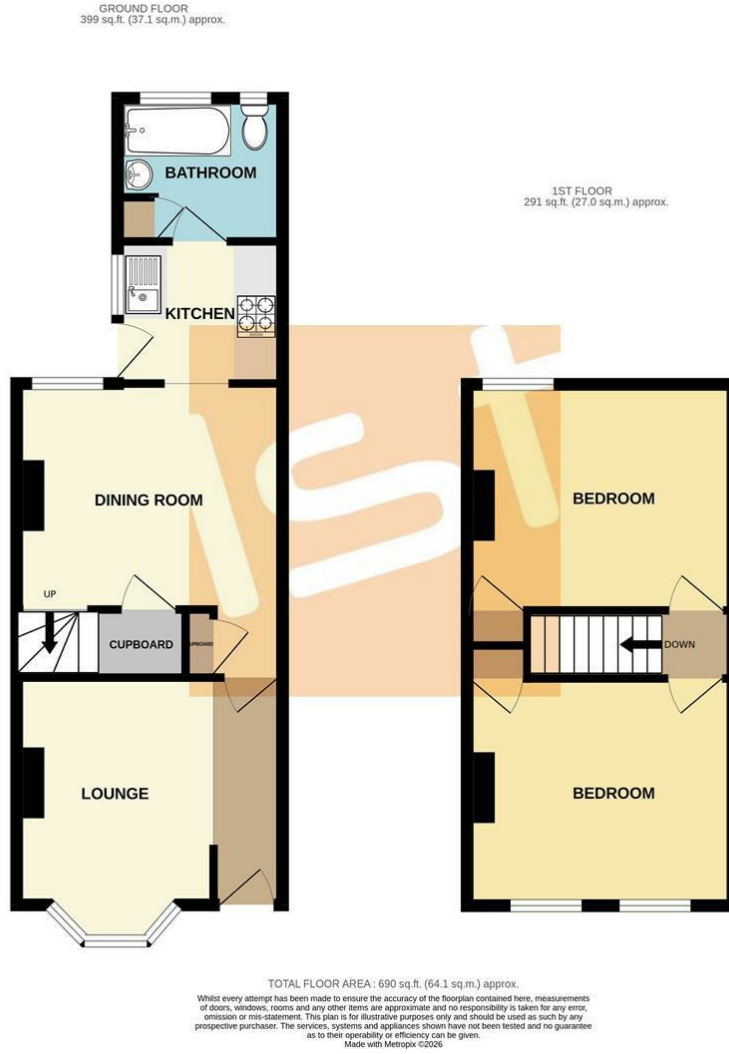
### Externally

#### Rear Garden



Approx. 40' in depth comprising paved patio area, remainder mostly laid with slate shingles...

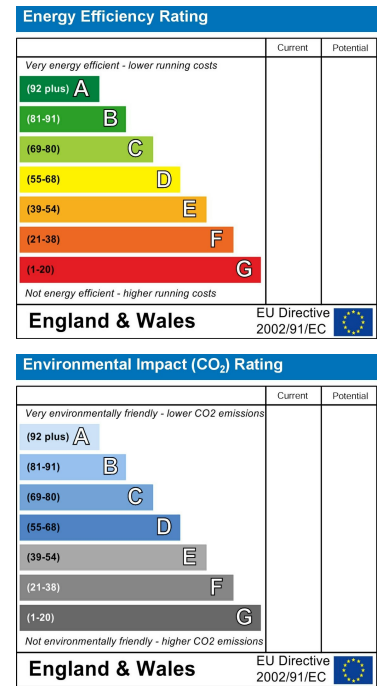
# Floor Plan



# Area Map



# Energy Efficiency Graph



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