

Ist Call

SALES AND LETTINGS



Brunswick Road, Southend-on-Sea, SS1 2UJ

Guide Price £425,000 - Freehold

**** GUIDE PRICE £425,000 - £450,000 **** A delightful three bedroom terraced family home on the highly regarded Brunswick Road, close to Southchurch Park, Southend East railway station and the seafront whilst also being within the sought after Thorpe Greenways School catchment. Offering character features and generous living space, the property features a spacious bay-fronted lounge, an impressive 24'3 lounge/diner opening onto the rear garden and a fitted kitchen. Upstairs are three bedrooms, a family bathroom with a separate shower and a separate W.C. Outside, there is off-street parking and a rear garden approximately 65' in depth, unusually with side access despite being a terraced house. An internal viewing is highly recommended.

Accommodation Comprising

Recessed part glazed front door leading to...

Entrance Hall



Radiator, staircase to first floor, understairs storage cupboard, engineered oak flooring, dado and picture rails, coved ceiling with ceiling rose, doors off to...



Lounge 16'4" into bay x 13'1" (4.98 into bay x 3.99)



Large double glazed bay window to front, radiator, feature stone fireplace with inset gas fire, engineered oak wood flooring, coved ceiling with ceiling rose...

Kitchen 10'6" x 8'7" (3.20 x 2.62)

Range of fitted base units with solid white work surfaces over, inset butler sink, integrated stainless steel gas hob with oven below and concealed extractor hood over, integrated slimline dishwasher, space and plumbing for washing machine, matching wall mounted units, tiled splashbacks and flooring, large pantry cupboard with window to side, window and part glazed door to garden...

Lounge/ Diner 24'3" x 10'4" < 9'4" (7.39 x 3.15 < 2.84)



Double glazed french doors to rear garden, two radiators, engineered oak wood flooring, coved ceiling...



First Floor Landing

Loft access, dado and picture rails, doors off to...

Bedroom 1 16'10" into bay x 12'5" (5.13 into bay x 3.78)



Large double glazed bay window to front, radiator, feature tiled fireplace with matching hearth, coved ceiling...

Bedroom 2 13'10" x 10'6" (4.22 x 3.20)



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

Bedroom 3 9'4" x 6'10" (2.84 x 2.08)



Double glazed oriel bay window to front, radiator...

Bathroom 10'7" x 5'9" (3.23 x 1.75)



Modern white suite comprising panelled bath, separate enclosed shower cubicle, pedestal wash hand basin, heated towel rail, electric shaver point, tiled splashbacks and flooring, obscure double glazed window to rear...

Separate W.C.

Low level W.C., obscure double glazed window to rear...

Externally

Front Garden

Providing off street parking...

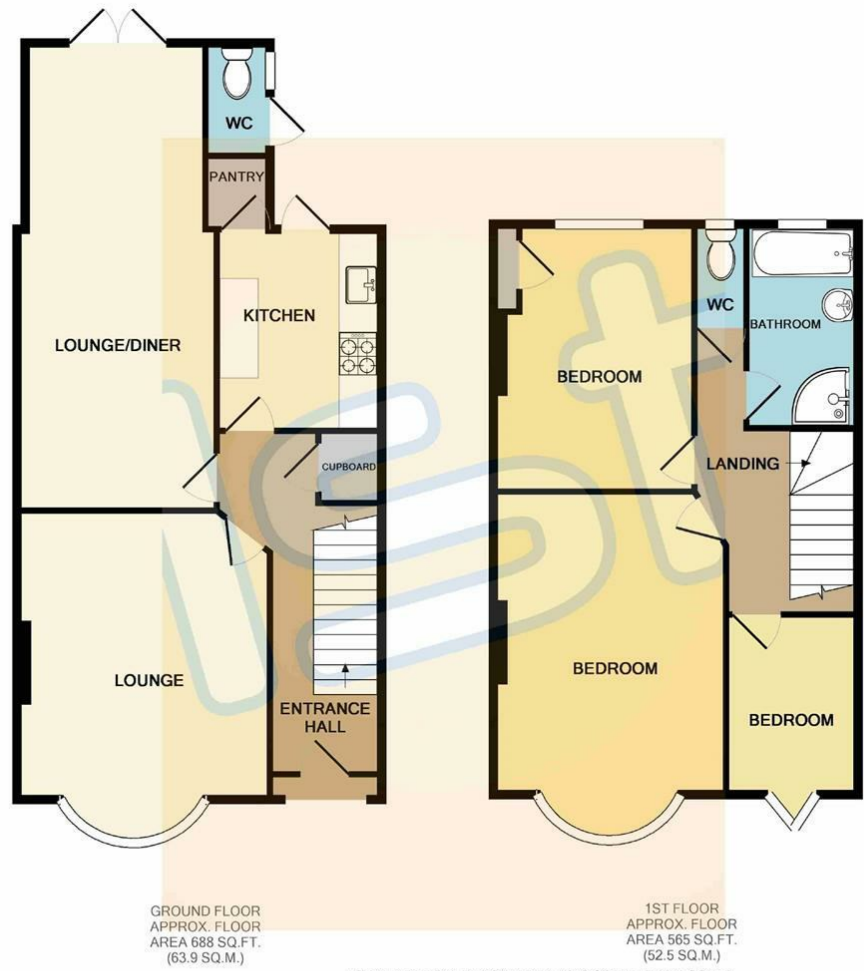
Rear Garden



Approx. 65' in depth, comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, large storage shed, door to outside W.C also housing gas central heating & hot water boiler, gate providing side access to front of property...



Floor Plan



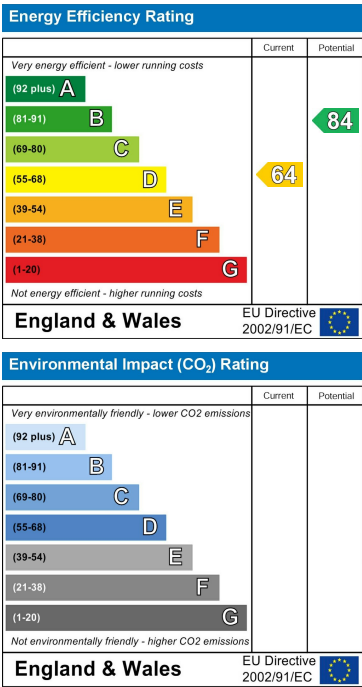
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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