



Manners Way Southend-on-Sea

£315,000

Price Guide



* NO ONWARD CHAIN * £315,000 - £325,000
* Extended three bedroom terraced house with TWO RECEPTION ROOMS, a well maintained rear garden and ample storage space!
Positioned within a very short walking distance of London Southend Airport Train Station! This property would be the ideal investment!

- No Onward Chain
- Extended Terraced House
- Three Bedrooms
- Three Piece Bathroom and a Ground Floor Shower Room
- Two Spacious Reception Rooms
- Ample Storage Space
- Off-Street Parking to the Front
- Garden to the Rear
- Double Glazing and Gas Central Heating
- Access to Travel Links, Schools and Amenities

Manners Way



New to the market and boasting no onward chain in this extended three bedroom terraced house. On the doorstep, there are ideal amenities, as well as convenient bus links, whilst London Southend Airport is minutes away and offers a favoured retail park, flights to popular destinations and a train station for direct access to London. There are well-regarded schools close by, along with excellent grammar schools. Also within the area, you will find Southend Hospital, Priory Park and Southend's City Centre.

The property is in need of refurbishment, making this a perfect project for an investor. Internally, the ground floor comprises a spacious lounge, a generous dining room and a fitted kitchen, as well as a lean-to, storage space and a three piece shower room. There are three well-proportioned double bedrooms on the first floor, as well as further storage space and a three piece bathroom. Externally, the property offers a generous garden to the rear and a paved driveway for off-street parking.

Three Bedroom Terraced House

Porch

Entrance Hall

Lounge

15'7 x 11'4

Dining Room

12'9 x 12'0

Kitchen

11'5 x 9'4

Lean-to

Shower Room

Landing

Bedroom One

12'1 x 9'5

Bedroom Two

9'8 x 9'5

Bedroom Three

7'9 x 7'9

Three Piece Bathroom

9'8 x 5'5

Garden

Off-Street Parking

Agents Note

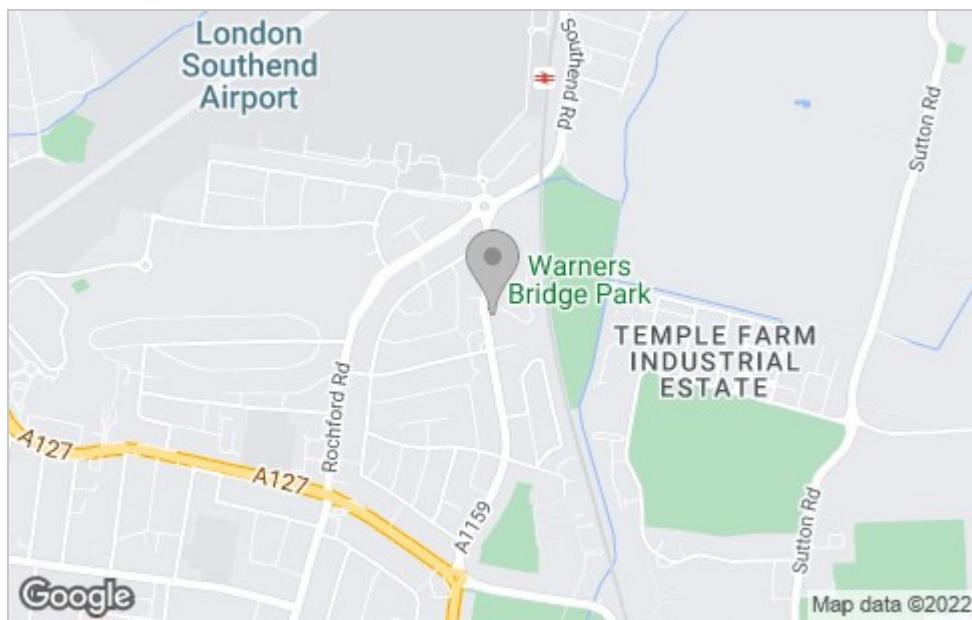
Tenure: Freehold & Council Tax Band B



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.