

bear

Estate Agents



* No onward Chain * Bear Estate Agents are delighted to bring to the market this well-arranged two double bedroom terraced home, offering a generous garden, two allocated off-street parking space, two bathrooms and a convenient location close to the seafront and Southchurch Park.

- Terraced House with No Onward Chain
- Kitchen and Storage Space
- Two Double Bedrooms with Ensuites
- Two Allocated Off-Street Parking Spaces
- Gas Central Heating
- Entrance Hall with Ground Floor WC
- Spacious Lounge/Diner with Feature Fireplace
- Generous Rear Garden
- Double Glazing
- Close to Seafront, Train Links, City Centre and Schools

Victoria Road

Southend-on-Sea

£300,000



Victoria Road



Internally, the property features an entrance hall with a ground floor WC, a fitted kitchen and handy storage space. To the rear, a spacious lounge/diner with a feature fireplace provides access via French doors to the garden, while also leading to the stairs and landing. The first floor offers two double bedrooms, both with ensuites. Externally, the property enjoys a generous rear garden, two allocated off-street parking space and further benefits from double glazing and gas central heating.

The property is ideally located on Victoria Road in Southend-on-Sea, within easy reach of the seafront, Southchurch Park and the city centre. Excellent transport options are close by, including Southend East Train Station and local bus connections. Families will also benefit from being within catchment of Greenways Primary School and Southchurch High School.

Two Bedroom Terraced House

Entrance Hall

Lounge/Diner

19'2 x 12'6

Kitchen

10'0 x 5'11

WC

5'5 x 2'8

Landing

Bedroom One

12'6 x 8'6

Ensuite Bathroom

6'4 x 6'2

Bedroom Two

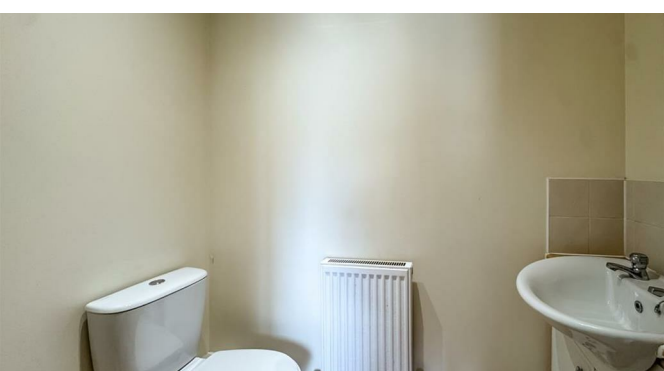
12'6 x 12'2

Ensuite Shower Room

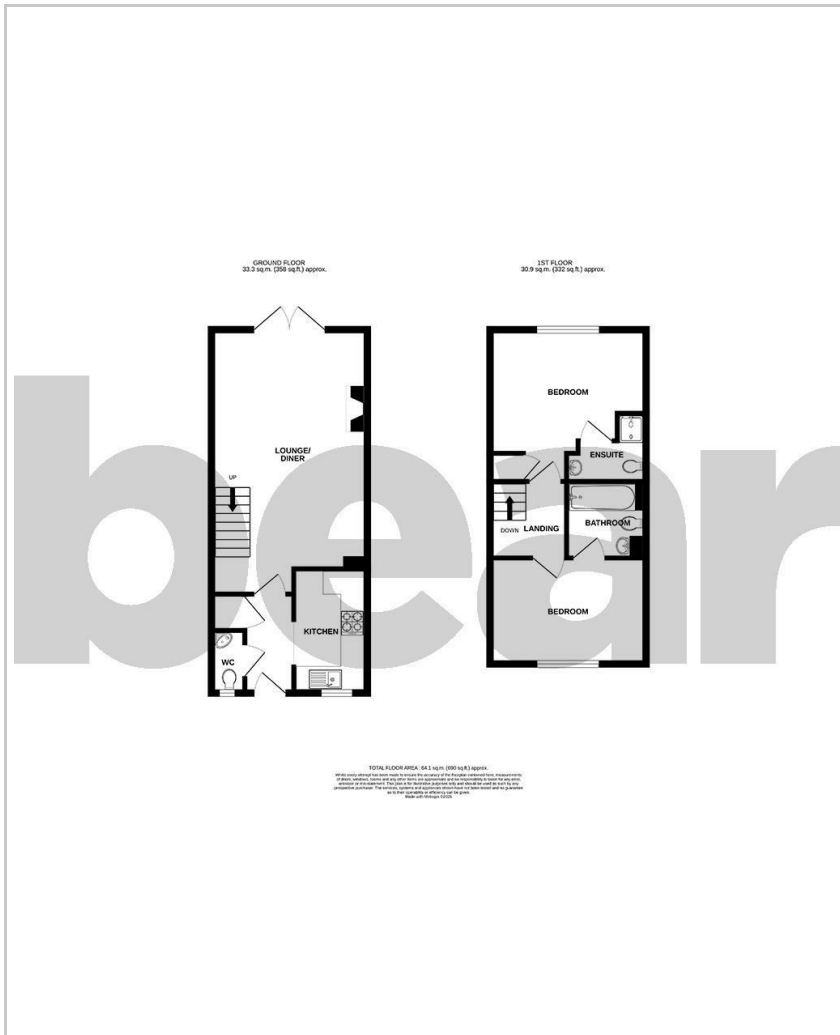
6'4 x 3'3

Garden

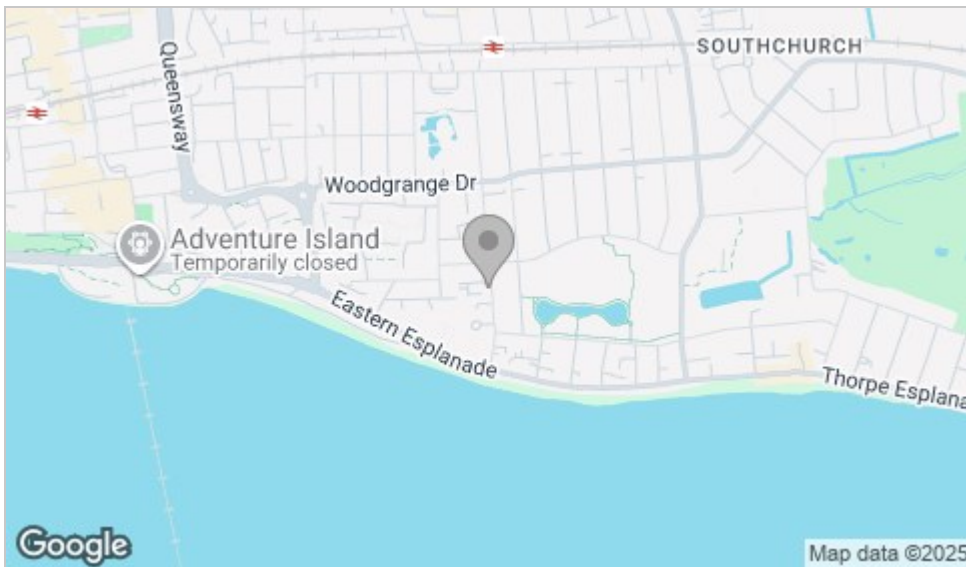
Two Allocated Off-Street Parking Spaces



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 info@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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		