



\* No Onward Chain \* A well-presented detached chalet offering versatile accommodation across two floors, generous living space and a sizeable, unoverlooked south facing garden. Positioned in a convenient residential location, the property is ideal for buyers seeking comfort, privacy and excellent access to local amenities and transport links.

- Detached Chalet with No Onward Chain
- Lounge with Feature Fireplace
- Two Double Bedrooms
- Extensive South Facing Garden
- Eaves Storage to First Floor
- Spacious Kitchen/Diner with Bay Window
- Bright Conservatory with Garden Access
- Two Bathrooms
- Unoverlooked Outdoor Space
- Convenient Location Near Amenities and Transport Links

## Trinity Road

Southend-on-Sea

**£335,000**



# Trinity Road



This charming home welcomes you via an entrance hall leading to a bay fronted sizeable kitchen/diner with side access to the garden, ideal for entertaining and day-to-day living. The lounge features a characterful fireplace and French doors opening into a bright and airy conservatory, which in turn provides further French doors onto the garden. The ground floor also offers a bay fronted double bedroom and a three piece bathroom. Upstairs, there is a large double bedroom with access to eaves storage alongside an additional three piece bathroom. Externally, the property boasts an extensive, unoverlooked south facing garden, perfect for relaxing or hosting guests.

Situated on Trinity Road in Southend-on-Sea, the property is within catchment of Bournemouth Park Academy and Cecil Jones Academy. The location is close to local amenities, bus links and Southend East railway station, making it convenient for commuters and families alike.

## Two Bedroom Detached Chalet

### Entrance Hall

5'3 x 4'8

### Kitchen/Diner

21'11 x 11'5

### Lounge

16'11 x 10'8

### Conservatory

21'4 x 7'4

### Bedroom One

18'4 x 10'9

### Ground Floor Bathroom

7'7 x 7'3

### Landing

12'3 x 2'6

### Bedroom Two

18'2 x 11'8

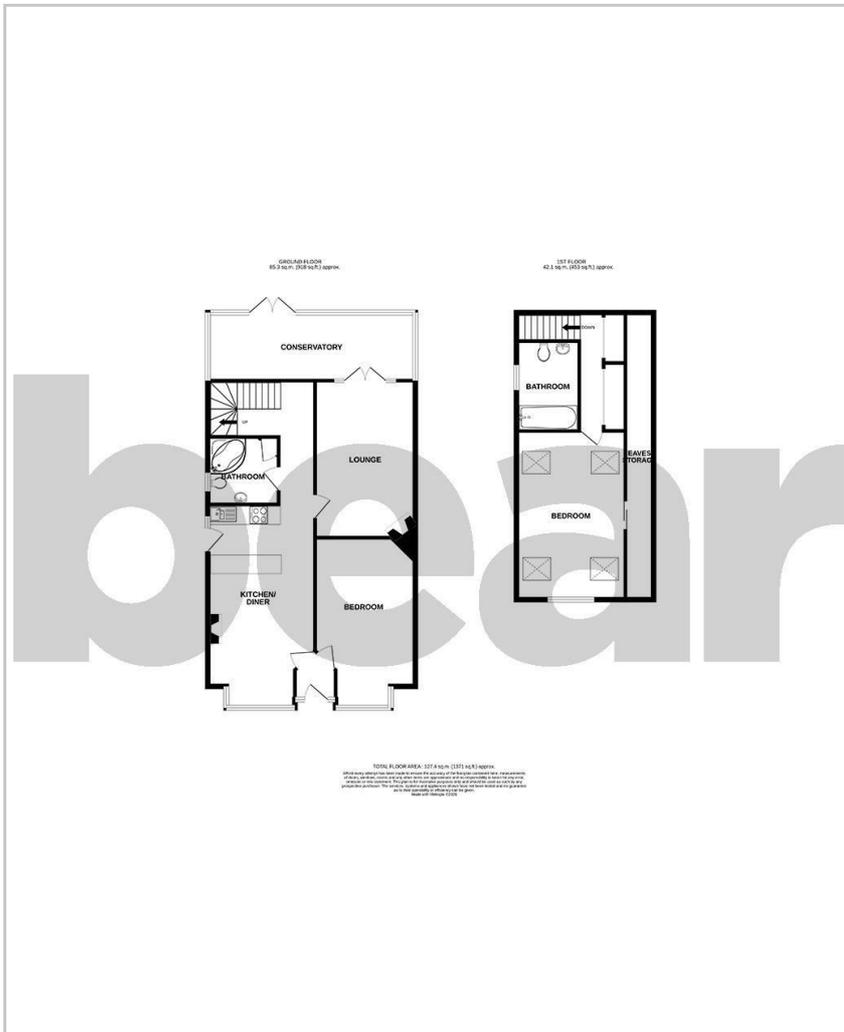
### Bathroom

9'8 x 6'2

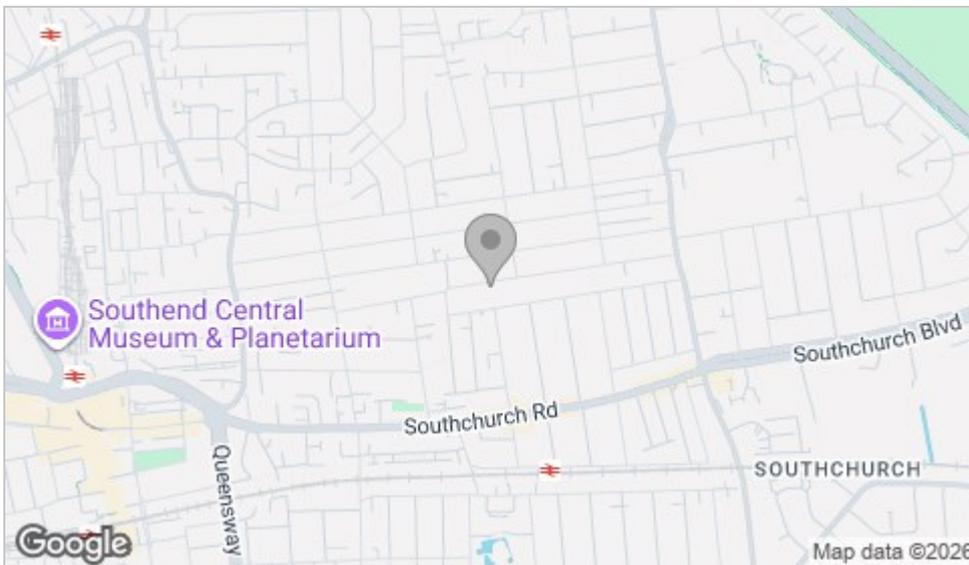
### South Facing Garden



# 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.

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# Energy Efficiency Graph

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