



Colchester Road | | Southend-on-Sea | SS2 6HP

Guide Price £300,000

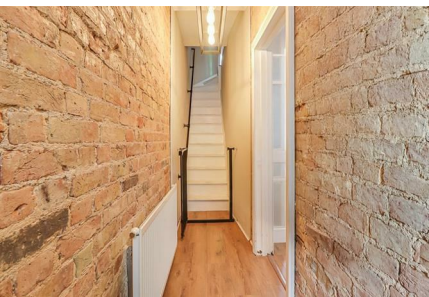
**bear**  
*Estate Agents*

Colchester Road |  
Southend-on-Sea | SS2 6HP  
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\* £300,000 - £325,000 \* Charming three-bedroom terraced home offering open plan living, a beautifully landscaped garden with a summerhouse, and a convenient location close to excellent schools and transport links.

- Three Bedroom Terraced House
- Feature Log Burner
- Garden Access from Kitchen
- Two Single Bedrooms
- Landscaped Garden with Decking and Summerhouse
- Open Plan Lounge and Dining Room
- Integrated Kitchen with a Breakfast Bar
- Large Double Bedroom with a Feature Fireplace
- Three Piece Bathroom
- Double Glazing and Gas Central Heating





This well-presented terraced house provides stylish and comfortable living throughout. The property opens with an entrance hall leading into an open plan lounge and dining room, with the lounge featuring a characterful log burner. The dining area benefits from access to under stair storage and flows seamlessly into the kitchen, which offers integrated appliances, a breakfast bar, dual aspect windows, and a side door leading to the garden. To the first floor, the landing leads to a large double bedroom with a feature fireplace, alongside two single bedrooms and a modern three-piece bathroom. Externally, the property boasts a beautifully landscaped rear garden, complete with a decked seating area and a summerhouse, perfect for relaxing or entertaining. Further benefits include double glazing and gas central heating.

Situated on Colchester Road in Southend-on-Sea, the property is within the catchment area for The Westborough School and Chase High School, while also being within easy reach of highly regarded grammar schools. The home is conveniently positioned close to the A127, bus links, and multiple train stations, including Prittlewell, Southend Victoria, and Southend Central, making it ideal for commuters. Additional nearby amenities include Priory Park, Roots Hall Football Stadium, and the city centre.

### Three Bedroom Terraced House

#### Entrance Hall

#### Lounge/Dining Room 23'3 x 9'8 (7.09m x 2.95m)



## Kitchen

13'2 x 8'6 (4.01m x 2.59m)

## Landing

## Bedroom One

12'10 x 10'11 (3.91m x 3.33m)

## Bedroom Two

11'8 x 7'4 (3.56m x 2.24m)

## Bedroom Three

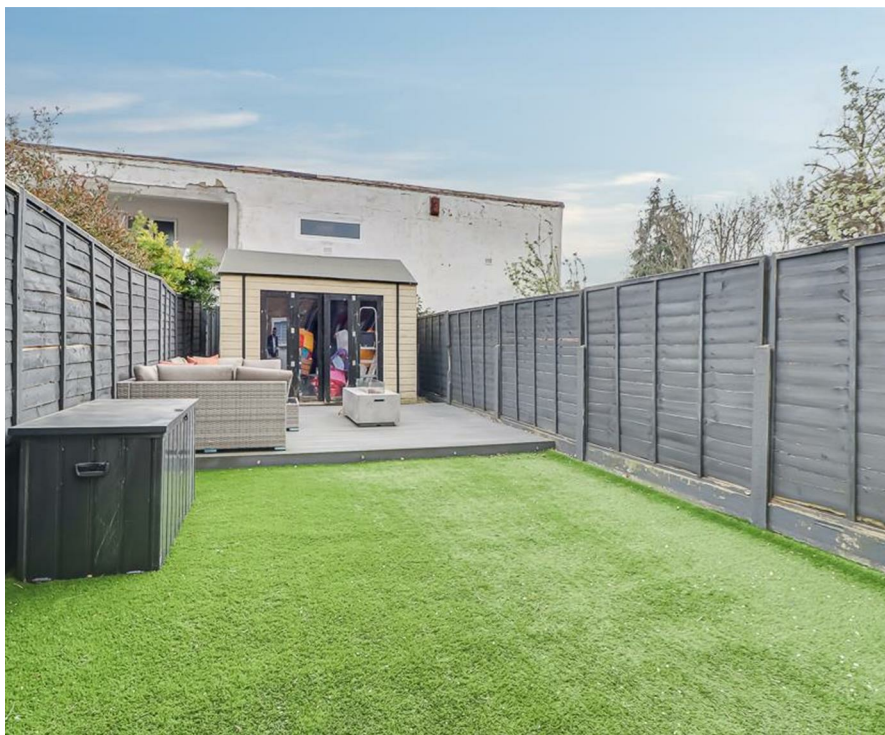
9'5>5'1 x 8'8 (2.87m>1.55m x 2.64m)

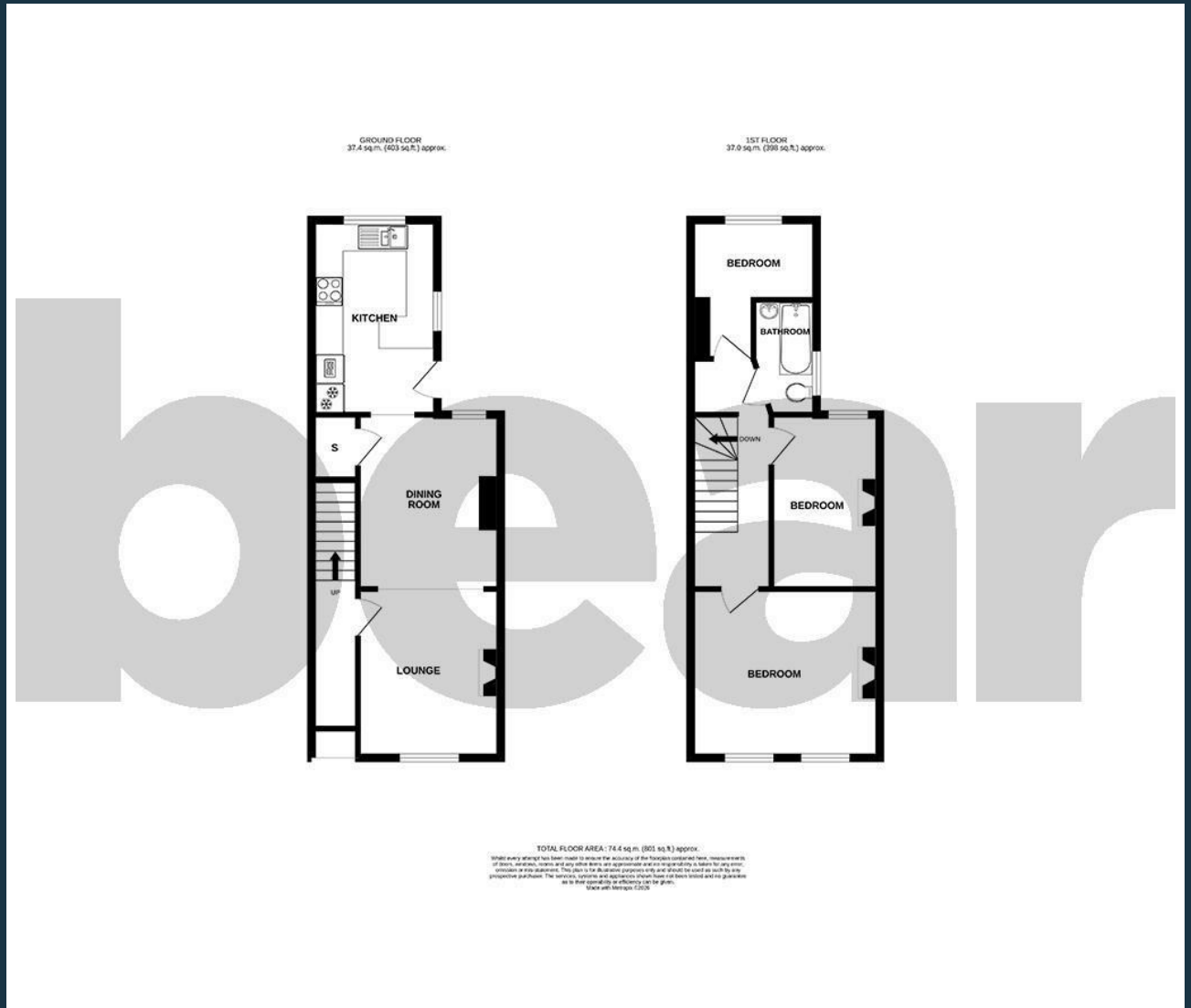
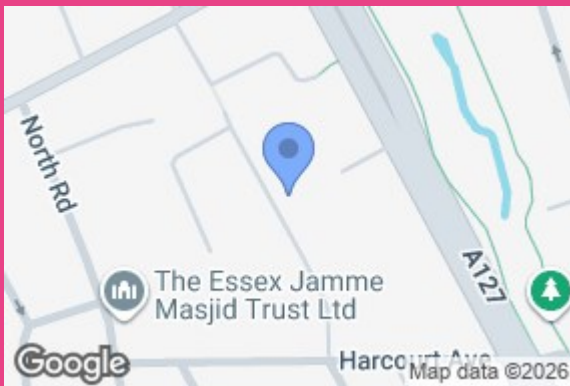
## Three Piece Bathroom

7'9 x 4'3 (2.36m x 1.30m)

## Garden

## Summerhouse





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	

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