



**\*\* GUIDE PRICE £300,000-£330,000 \*\***

Bear Estate Agents are delighted to bring to the market, for the first time in over 40 years, this deceptively spacious three bedroom bungalow occupying a sensational plot with a rear South facing garden measuring 85'0 by 60'0 at its maximum points. The property offers a vast scope to extend to the rear, side and into the loft, subject to the usual planning consents.

- Semi-Detached Bungalow
- Good-Sized Kitchen/Breakfast Room
- Bathroom and separate w.c
- Potential for Off-Street Parking STPP (front and rear)
- Close To Schools, Rail Links & Amenities
- Bay Fronted Lounge
- Three Good-Sized Bedrooms
- South Facing Garden
- Gas Central Heating & Double Glazing
- No onward Chain

## Walsingham Road

Southend-on-Sea

**£300,000**

Price Guide





# Walsingham Road



The accommodation comprises an entrance porch, entrance hallway, three generously proportioned bedrooms, a living room with a bay window, a kitchen, a bathroom with a separate WC and a large brick-built lean-to measuring in excess of 23'0. The property further benefits from having double glazed windows, gas central heating, a sensational sized south facing garden measuring 85'0 at its maximum depth and 60'0 at its maximum width, with potential to create parking to the front and rear if required, subject to usual planning consents.

Walsingham Road is a popular residential location, giving easy access to all major amenities including bus routes, train links, local shops, the seafront and the city centre.

## **Frontage**

Mainly laid to hard standing, brick wall and fencing and potential to create off-street parking STPP.

## **Porch**

## **Entrance Hall**

19'0 in length

## **Living Room**

14'0 x 11'5

## **Kitchen/Breakfast Room**

11'5 x 8'3

## **Bedroom One**

12'0 x 11'3

## **Bedroom Two**

12'0 x 10'11

## **Bedroom Three**

10'4 x 7'10

## **Separate w.c**

## **Lean to**

23'2 x 4'11

## **South Facing Garden**

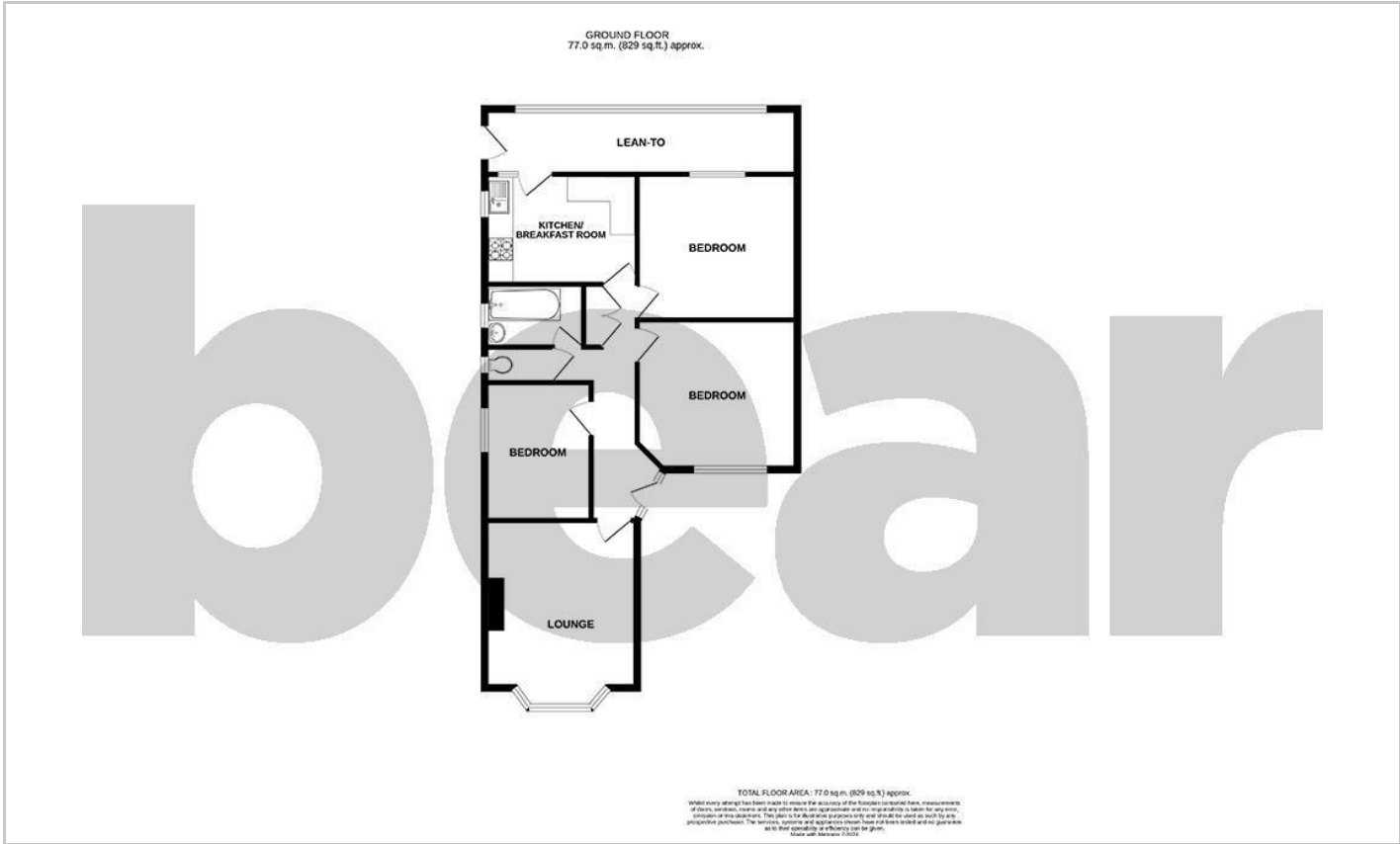
The garden measures 85 feet by 60 at it's maximum points and is mainly laid to hard standing which extends to the side providing side access, external tap, three timber sheds to remain, fencing to all boundaries, generously laid to lawn, mature apple tree and shrubs to the side gate. The rear provides access to a service road with opportunity for further parking to the rear if required.



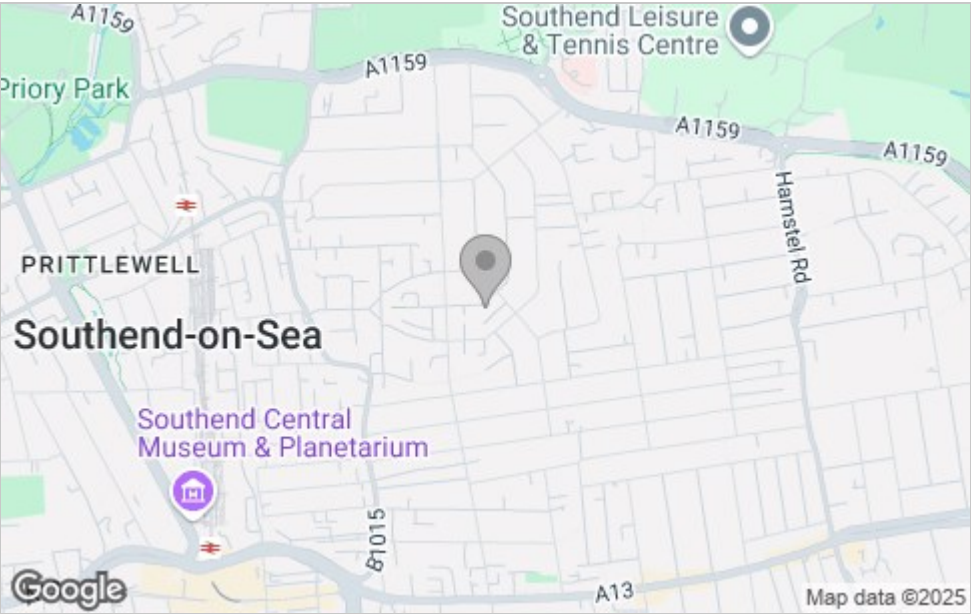




Floor Plan



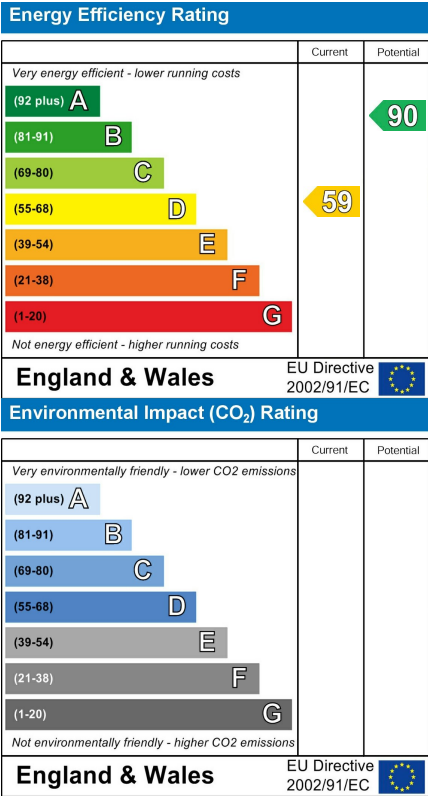
Area Map



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



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