



Colchester Close | | Southend-on-Sea | SS2 6HR

£300,000

**bear**  
*Estate Agents*

**Colchester Close |  
Southend-on-Sea | SS2 6HR  
£300,000**

\* No Onward Chain \* Well-presented two-bedroom semi-detached home offering a bright conservatory, a West-facing garden, and a convenient location close to transport links and amenities.

- Two Bedroom Semi-Detached House with No Onward Chain
- Large Kitchen
- Useful Utility Space
- Three Piece Bathroom
- Side Access
- Bay Fronted Lounge with a Feature Fireplace
- Bright and Airy Conservatory
- Bay Fronted Double Bedroom
- West Facing Garden with Decking
- Double Glazing and Gas Central Heating





This charming semi-detached house provides comfortable living accommodation throughout. The property opens with an entrance hall leading into a bay-fronted lounge featuring a characterful fireplace. To the rear, a large kitchen offers ample workspace and provides access to a bright and airy conservatory, which benefits from a useful utility space. To the first floor, the landing leads to a spacious bay-fronted double bedroom with a feature fireplace, alongside a single bedroom and a modern three-piece bathroom. Externally, the property boasts a West-facing rear garden designed for low maintenance, with paving and decking areas ideal for outdoor seating and entertaining. Additional benefits include side access, double glazing, and gas central heating.

Situated on Colchester Close in Southend-on-Sea, the property is within the catchment area for The Westborough School and Chase High School. The home is conveniently located close to the A127, London Road, bus links, and train lines offering direct routes into London. Priory Park, Roots Hall Football Stadium, and the city centre are also within easy reach, making this an ideal location for commuters and families alike.

## Two Bedroom Semi-Detached House

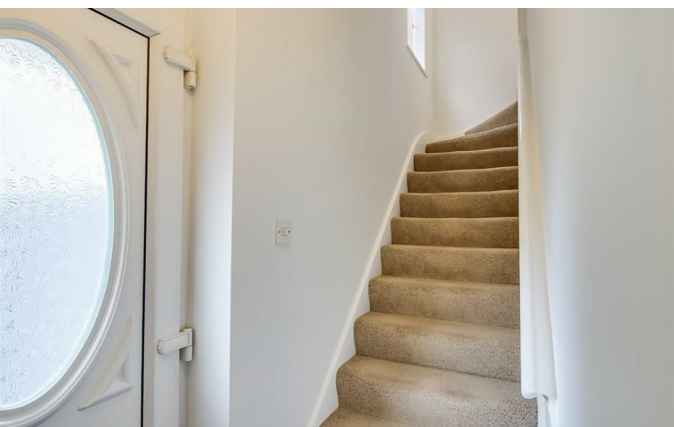
### Entrance Hall

### Lounge

15'5 x 10'8 (4.70m x 3.25m)

### Kitchen

13'7 x 8'4 (4.14m x 2.54m)



### Conservatory

19'1 x 12'6 (5.82m x 3.81m)

### Utility Area

15'2 x 4'5 (4.62m x 1.35m)

### Landing

### Bedroom One

13'10 x 13'9 (4.22m x 4.19m)

### Bedroom Two

10'1 x 6'4 (3.07m x 1.93m)

### Three Piece Bathroom

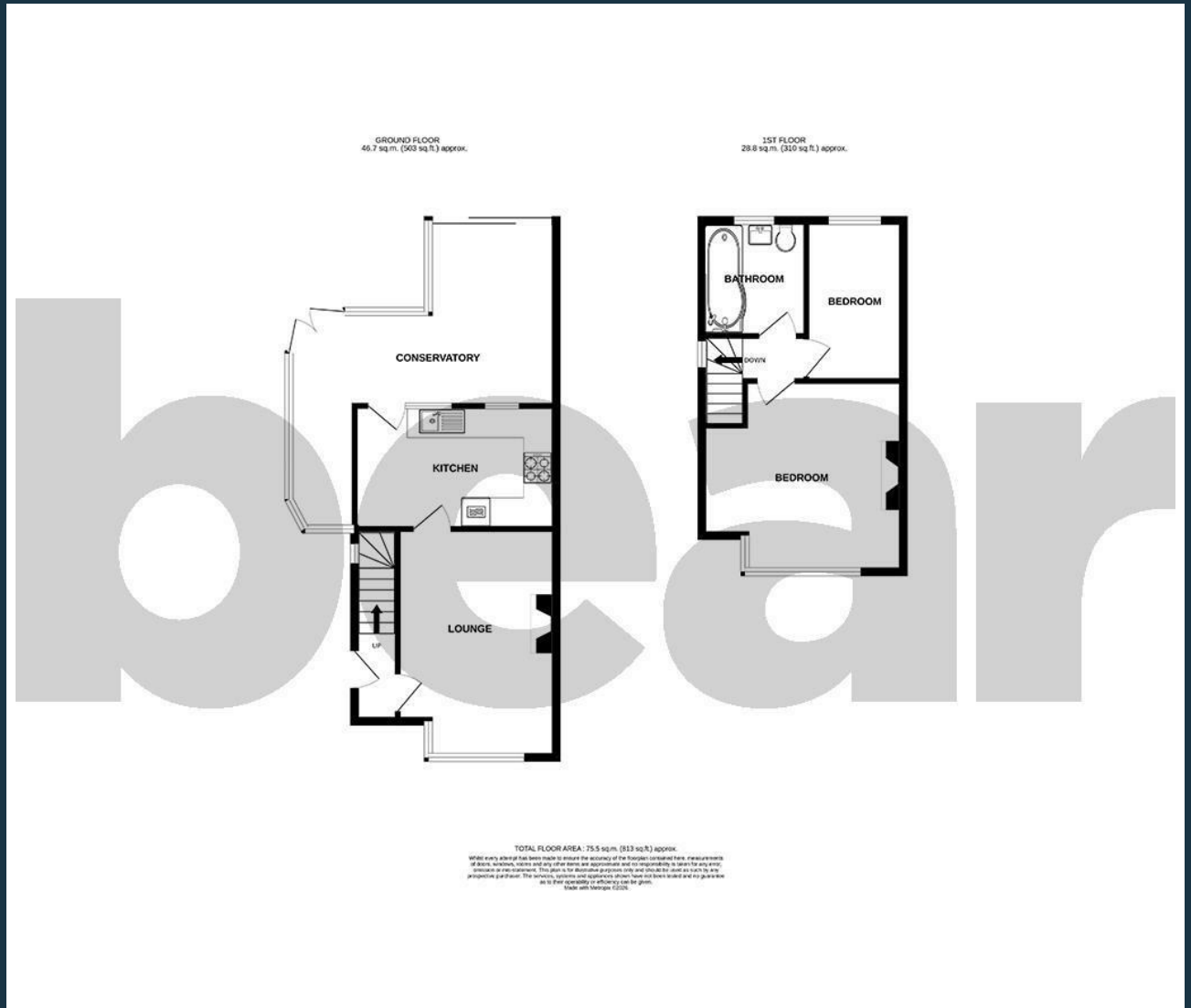
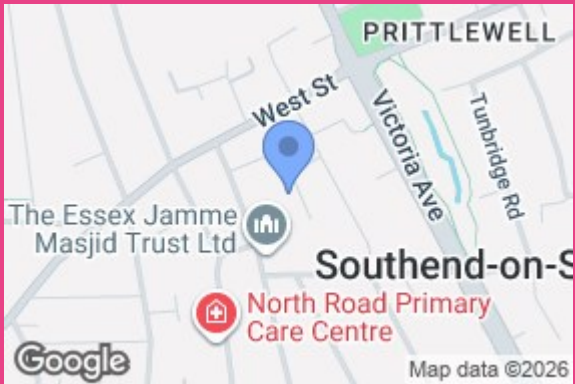
7'10 x 7'1 (2.39m x 2.16m)

### West Facing Garden

### Agents Notes

There is potential for off-street parking STPP





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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