



## Anson Chase

Southend-on-Sea

**£325,000**

Offers In The Region Of



Well presented three bedroom semi-detached house offering a large kitchen, a spacious lounge/diner, ample storage and a low-maintenance rear garden. Situated on a quiet residential road in the heart of Shoeburyness close to amenities, schools and travel networks.

- Well Presented Semi-Detached Family Home
- Large Kitchen
- Spacious Lounge/Diner
- Three Bedrooms
- Three Piece Bathroom with a Heated Towel Rail
- Shower Room
- Ample Storage
- Low-Maintenance Rear Garden
- Double Glazing
- Gas Central Heating Controlled via 'Hive'



# Anson Chase



New to the market is this well presented semi-detached house in the centre of Shoeburyness. The accommodation comprises a generous entrance hall which leads to a large kitchen and a spacious open plan lounge/diner. Stairs to the first floor lead to two double bedrooms, one single bedroom, a three piece bathroom with a heated towel rail and a shower room. To the rear, there is a low-maintenance patio garden whilst the large frontage has a further paved garden. The property is fully double glazed with gas central heating (controlled via 'Hive') throughout.

Anson Chase is a quiet residential road providing convenient access to local bus links and Shoeburyness Train Station which guarantees you a seat on all trains travelling to London. Close by, there are popular parks, favoured amenities, well-regarded schools and award winning blue flag beaches.

## **Three Bedroom Semi-Detached House**

### **Entrance Hall**

7'0 x 6'1

### **Lounge/Diner**

17'8 x 17'6

### **Kitchen**

11'10 x 8'9

### **Landing**

### **Bedroom One**

16'5 x 11'9>9'7>8'0

### **Bedroom Two**

11'10 x 10'10

### **Bedroom Three**

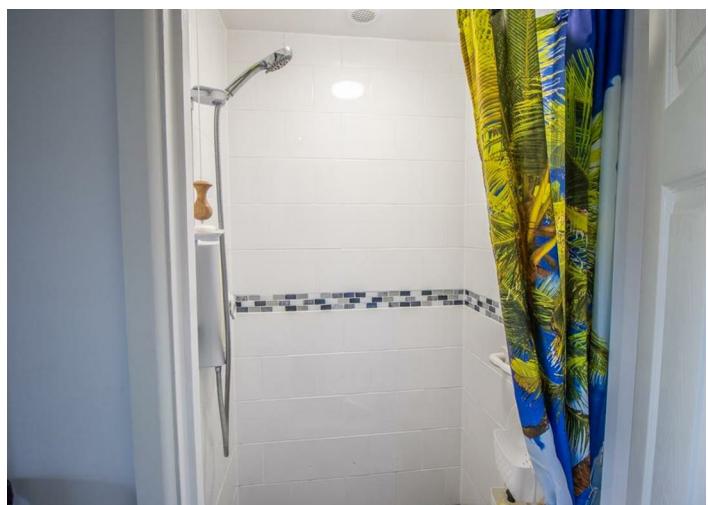
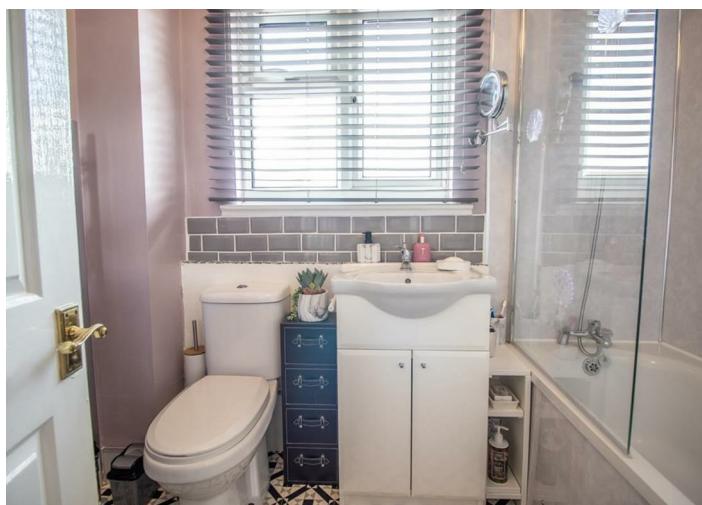
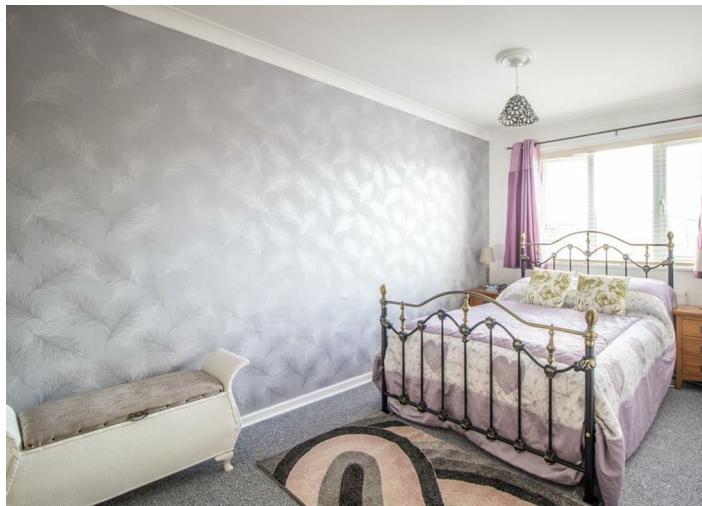
9'5 x 8'3

### **Three Piece Bathroom**

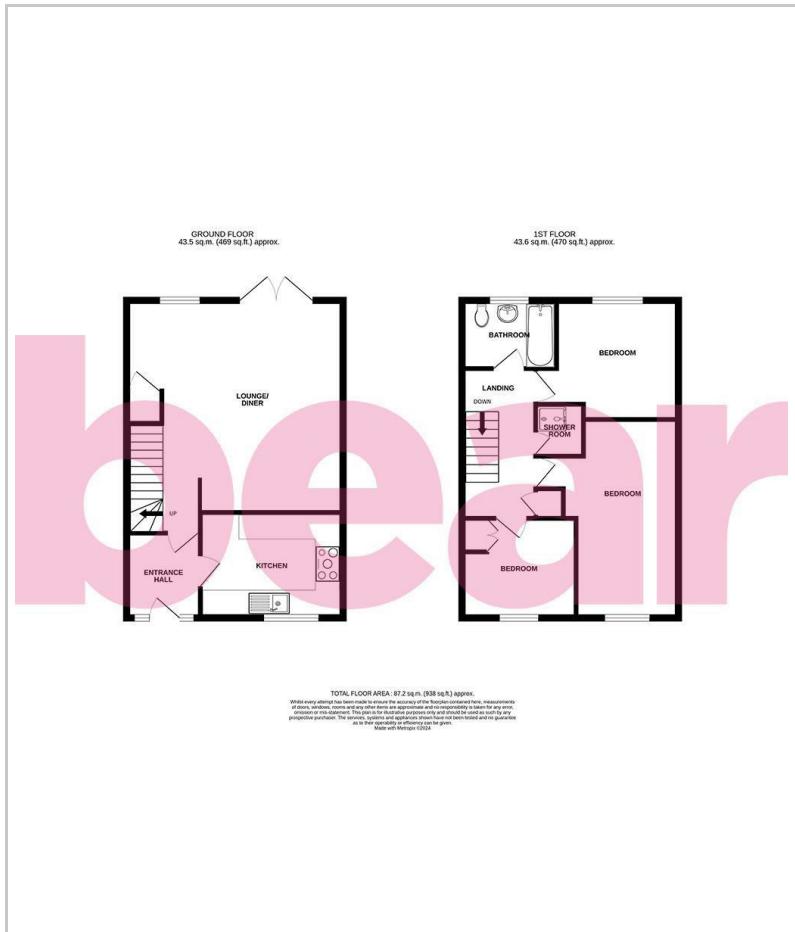
7'10 x 5'8

### **Shower Room**

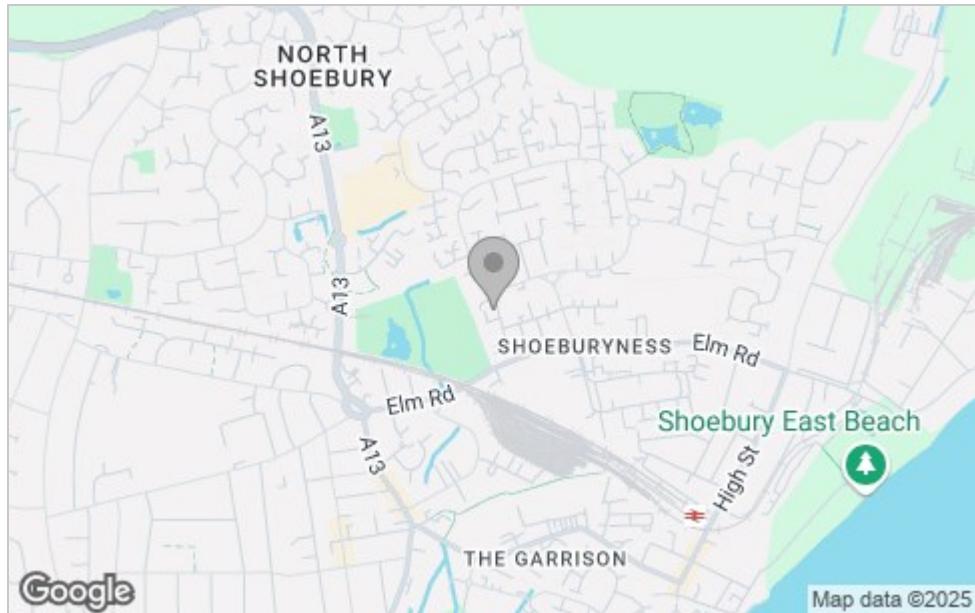
### **Garden**



## 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.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			74
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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