



\* No Onward Chain \* Spacious three-bedroom terraced home offering open plan living, a generous low-maintenance garden, and the added benefit of rear off-street parking, all set within a convenient location.

- Three Bedroom Terraced House with No Onward Chain
- Kitchen with Rear Access
- Large Storage Cupboard
- Spacious Three Piece Bathroom
- Rear Off-Street Parking
- Open Plan Lounge/Diner
- Utility Room
- Two Double Bedrooms
- Low-Maintenance Rear Garden
- Double Glazing and Gas Central Heating

## Western Approaches

Southend-on-Sea

**£325,000**



# Western Approaches



This well-proportioned terraced house is ideal for families or first-time buyers, offering generous living space throughout. The property opens with an entrance hall leading into a spacious open plan lounge/diner, complete with French doors to the rear and an opening into a good-sized kitchen, which also provides access to the garden. Additional ground floor benefits include a large storage cupboard and a separate utility room. To the first floor, the landing leads to two double bedrooms, a single bedroom, and a large three-piece bathroom featuring a useful storage cupboard. Externally, the property boasts a generous low-maintenance rear garden with rear access, along with the advantage of off-street parking to the rear. Further benefits include double glazing and gas central heating.

Situated on Western Approaches, the property is within the catchment area for Heycroft Primary School and The Eastwood Academy. The location provides easy access to local amenities, parks, and bus links, making it a convenient and well-connected place to live.

## Three Bedroom Terraced House

### Entrance Hall

11'8 x 5'3 > 2'8

### Lounge/Diner

18'8 x 12'4

### Kitchen

9'10 x 7'0

### Utility Room

5'5 x 4'5

### Landing

7'2 x 6'0

### Bedroom One

12'6 x 10'5

### Bedroom Two

12'6 x 8'6

### Bedroom Three

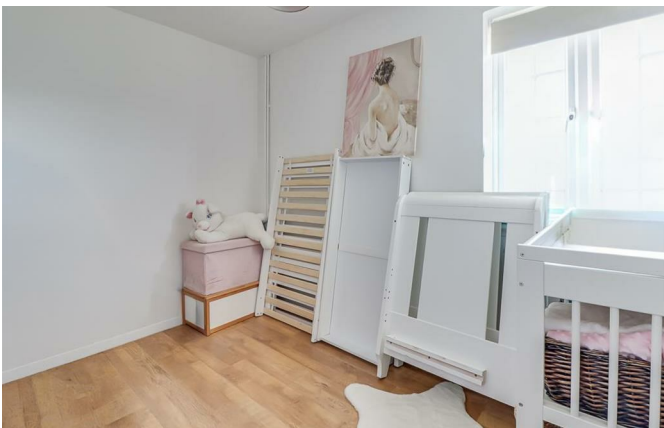
9'11 x 6'6

### Three Piece Bathroom

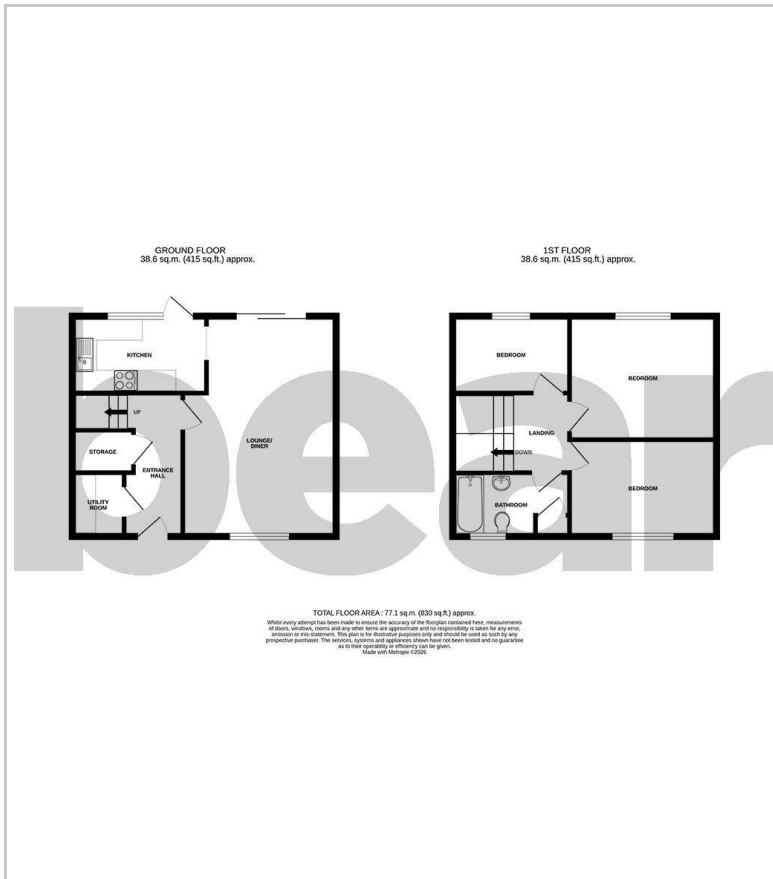
### Garden

### Parking to the Rear

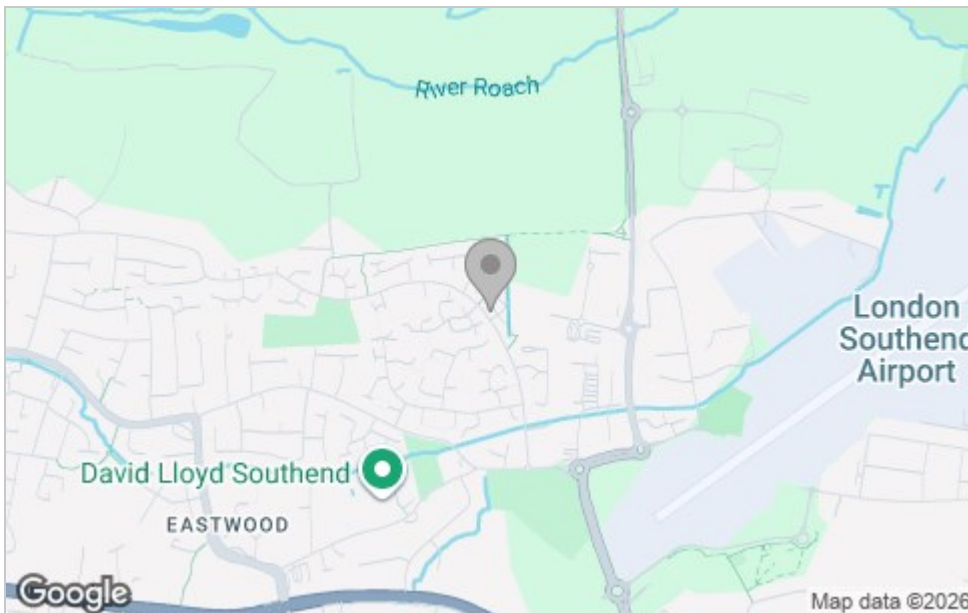




## Floor Plan



## 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.

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## Energy Efficiency Graph

