



Oban Road | | Southend-on-Sea | SS2 4JL

Guide Price £280,000

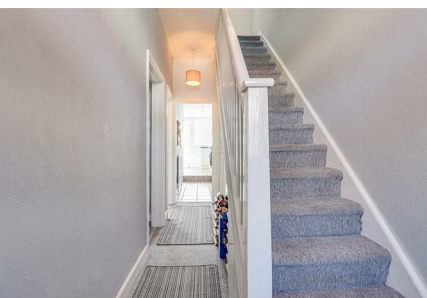
**bear**  
*Estate Agents*

**Oban Road |  
Southend-on-Sea | SS2 4JL  
Guide Price £280,000**

\* £280,000 - £300,000 \* No Onward Chain \*  
A spacious three-bedroom terraced home offering well-proportioned accommodation, a generous low-maintenance rear garden, and exciting potential for off-street parking, all within a convenient Southend-on-Sea location.

- Terraced House with No Onward Chain
- Bay Fronted Lounge
- Large Kitchen
- Low-Maintenance Rear Garden
- Double Glazing
- Three Bedrooms
- Separate Dining Room
- Modern Three Piece Shower Room
- Potential For Off-Street Parking
- Gas Central Heating





This attractive terraced house provides spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors. The property welcomes you with an entrance hall, complete with a useful storage cupboard. To the front, a bright bay fronted lounge offers a comfortable space to relax, whilst a separate dining room provides the perfect setting for family meals and entertaining. To the rear, a generous kitchen offers ample worktop and cupboard space, along with direct access to the rear garden. The first floor comprises two well-proportioned double bedrooms, a single bedroom, and a modern three-piece shower room. Externally, the property benefits from a large low-maintenance rear garden, ideal for outdoor entertaining with minimal upkeep. To the front, there is potential to create off-street parking, subject to the necessary consents, with the advantage of an existing dropped kerb already in place. Further benefits include double glazing and gas central heating.

Situated on Oban Road in Southend-on-Sea, the property falls within the catchment areas for Bournemouth Park Academy and Cecil Jones Academy. Local amenities, parks, bus links, and Southend East Train Station are all within easy reach, making this an excellent location for commuters and families alike.

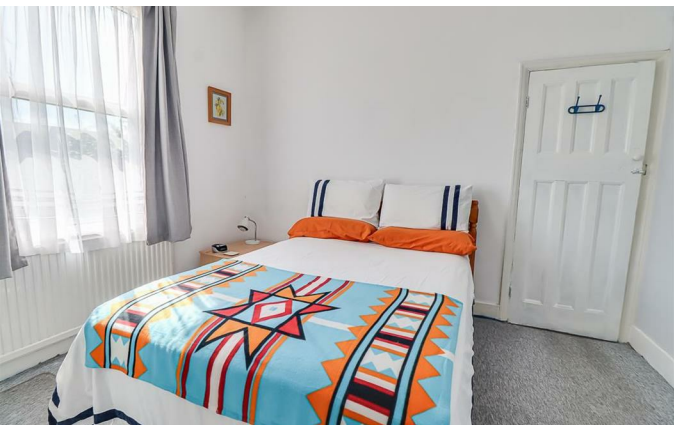
### Three Bedroom Terraced House

#### Entrance Hall

14'1 x 5'1 (4.29m x 1.55m)

#### Lounge

13'5 x 10'9 (4.09m x 3.28m)



## Dining Room

10'9 x 10'9 (3.28m x 3.28m)

## Kitchen

16'3 x 8'5>5'1 (4.95m x 2.57m>1.55m)

## Landing

5'6 x 4'1 (1.68m x 1.24m)

## Bedroom One

11'0 x 10'6 (3.35m x 3.20m)

## Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)

## Bedroom Three

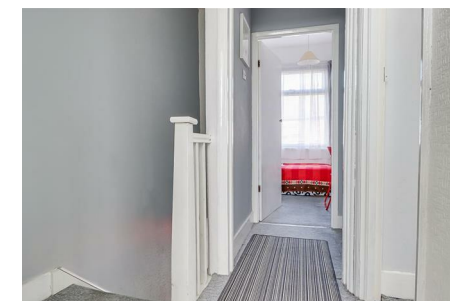
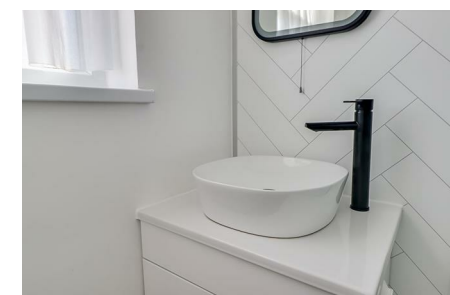
8'11 x 7'5>4'4 (2.72m x 2.26m>1.32m)

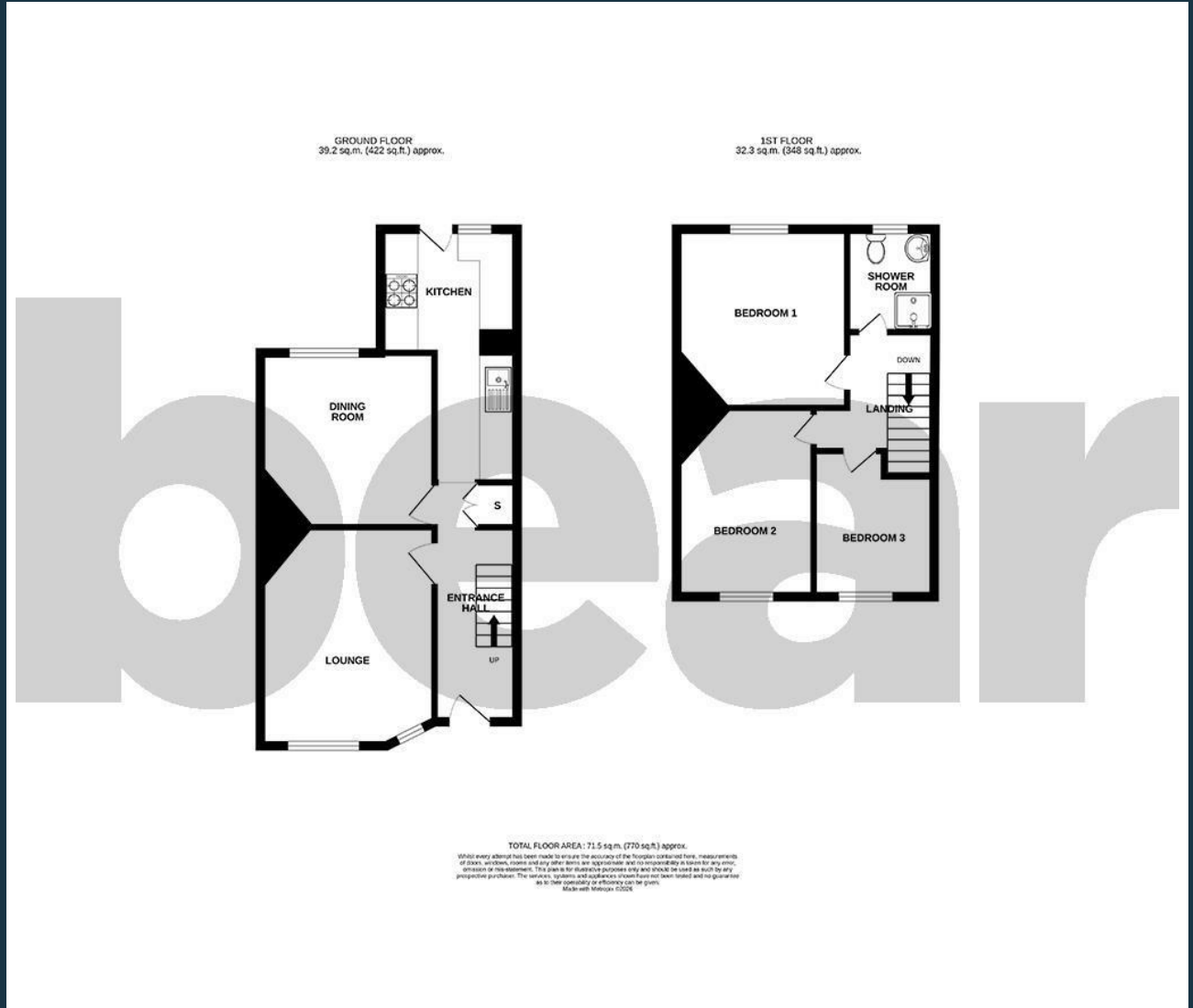
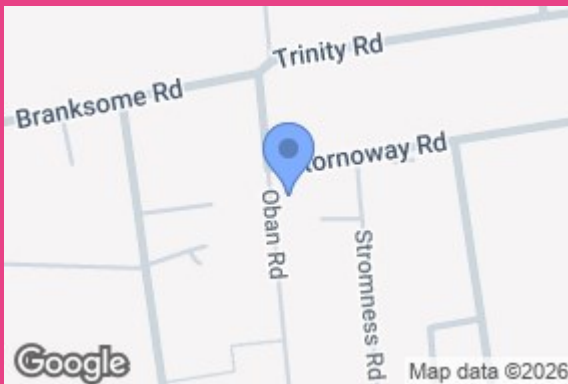
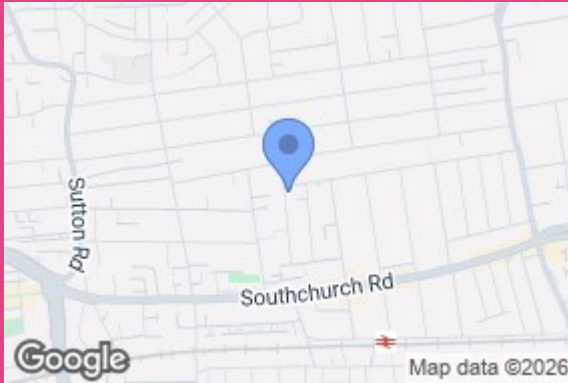
## Shower Room

6'4 x 5'5 (1.93m x 1.65m)

## Garden

## Potential for Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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