



## 52 Eastcote Grove, Southend-On-Sea, SS2 4QB

£345,000



A fantastic opportunity to purchase this three bedroom semi detached house located just a short walk from Southend East Railway Station. The property has had one owner from new and does require some cosmetic modernisation in places but does however benefit from a large South Backing rear garden with a large workshop, newly fitted double glazing (2017) and an integral garage and parking. Offered with No Onward Chain, viewing highly advised.



Entance

Via obscure UPVC double glazed door leading to:

Entrance Hall

Stairs rising to first floor accommodation with storage underneath, radiator, doors leading to downstairs rooms

Lounge/Diner

14'5" x 11'9" (4.4 x 3.6)  
UPVC double glazed sliding patio door leading to rear garden, radiator, gas fire.

Kitchen

14'5" x 7'10" (4.4 x 2.4)  
UPVC double glazed windows to front and side aspects, Obscure UPVC double glazed door to side/front aspect. The kitchen is fitted with a range of eye and base level units with roll top working surfaces over incorporating stainless steel sink and double drainer unit. Fitted appliances include an eye level double oven, five ring gas hob with extractor hood over, space and plumbing for Fridge Freezer, washing machine and tumble dryer. complimentary tiling to walls and floor.

Landing

Loft access, radiator, doors to all 1st floor rooms.

Bedroom 1

14'5" x 11'9" (4.4 x 3.6)  
UPVC double glazed window to rear, radiator, fitted bedroom furniture including hanging and draw storage.

Bedroom 2

9'6" x 8'10" (2.9 x 2.7)  
UPVC double glazed window to front, radiator.

Bedroom 3

10'2" x 6'2" (3.1 x 1.9)  
UPVC double glazed window to front, radiator, fitted storage

Bathroom

Obscure UPVC double glazed window to side, radiator, airing cupboard housing water cylinder.

Three piece suite comprising of low level WC, pedestal hand wash basin, panel bath with shower over, tiling to walls.

South Backing Rear Garden

Paved patio area to the immediate rear of the property with steps down to a pathway leading to the rear of the garden, a further seating patio area is midway through the garden. The remainder of the garden is laid to lawn with mature shrub and tree borders and raised planting areas. Side access and access to:

Workshop

17'0" x 12'5" (5.2 x 3.8)  
Light and power.

Front Aspect

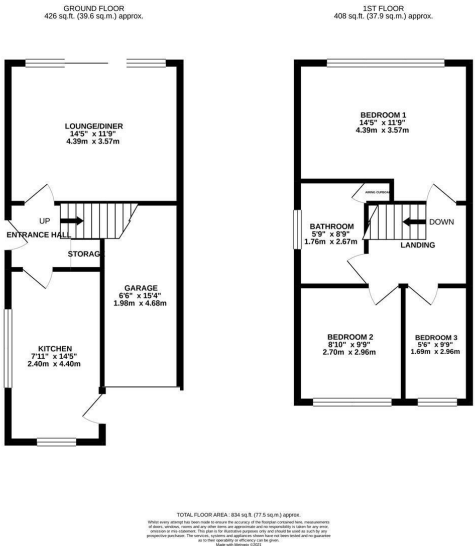
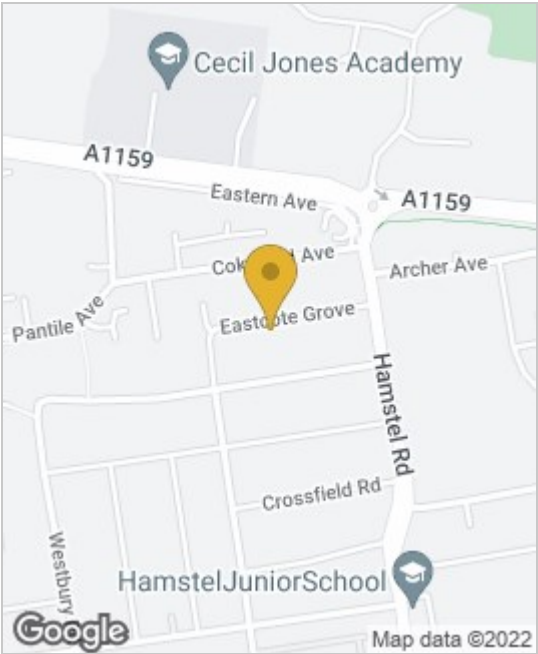
Driveway providing parking and access to:

Garage

Electric roller door, light and power.

Agents Notes

The property has solar pannels for warming water on Sunny days, it also benefits from an effective damp system which was fitted in 2014 and the electric garage door was fitted in 2019.



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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