

Coniston, Southend-on-Sea, SS2 6SN



Offers Over: £ 290,000

Situated in a quiet cul de sac position is this immaculate three bedroom semi detached family home which has been improved by the current vendors to a very high specification with modern fitted kitchen and bathroom, conservatory, rear garden measuring approximately 30ft and allocated parking. Within walking distance to all local amenities. Viewing advised. EPC Rating: D. Our Ref: 17417.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Storage cupboard.

LOUNGE 15' 7" max x 14' 7" max (4.75m x 4.44m)

Double glazed window to front aspect. Feature exposed brick wall. Wood effect flooring. Coving to plastered ceiling. Radiator. Stairs to first floor accommodation. Open plan to dining area.



DINING AREA 8' 9" x 7' 6" (2.67m x 2.29m)

French doors providing access to conservatory. Wood effect flooring. Coving to plastered ceiling. Radiator. Open plan to kitchen.



KITCHEN 8' 9" x 7' 1" (2.67m x 2.16m)

Double glazed window to rear aspect. A comprehensive range of modern base and eye level units incorporating roll top work surface with a one and a half stainless steel sink drainer unit. Space and plumbing for appliances. Tiled splash backs. Wood effect flooring.



CONSERVATORY 12' 7" x 7' 3" (3.84m x 2.21m)

Double glazed windows to all aspects. Patio doors providing access to rear garden.

FIRST FLOOR LANDING



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with centralised chrome mixer taps and shower over, inset wash hand basin with vanity storage below and low level wc. Tiled walls. Tiled flooring. Radiator.



BEDROOM ONE 13' 5" x 8' 10" (4.09m x 2.69m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Fitted wardrobes to one wall.



BEDROOM TWO 10' 11" x 8' 10" (3.33m x 2.69m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Fitted wardrobe. Wood effect flooring.



BEDROOM THREE 8' 4" x 5' 9" (2.54m x 1.75m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling. Wood effect flooring.

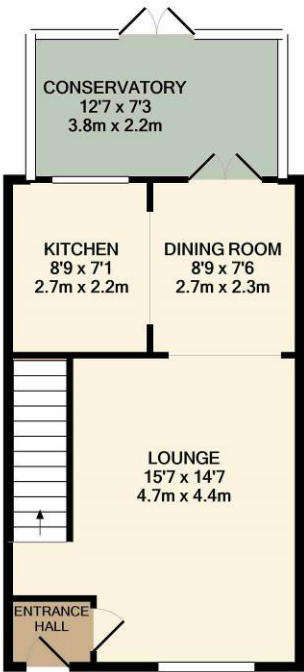


EXTERIOR.

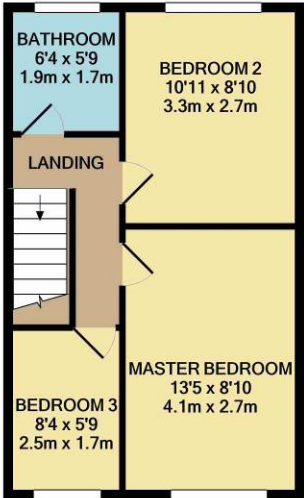
The **REAR GARDEN** commencing with patio area. Steps up to garden. Laid to lawn. Shed to remain. Further seating area to rear of garden. Gate providing access to front.



The **FRONT** has steps to entrance door. Barked area to front. Allocated parking in communal car park.



GROUND FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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