



Asking Price: OIEO £325,000

Richmond Street, Southchurch Village, Southend On Sea, SS2 4NP



A Charming three bedroom character house situated within the popular Southchurch Village area. Southend East railway station and local shops are nearby. The property has been well improved throughout including a newly fitted Bathroom. This lovely home further benefits from an 'open plan' Living/Dining Room plus a recently landscaped rear garden with raised decking area. A MUST VIEW!

Entrance Hall:

Approached via composite security door with obscure glazed panels and further obscure glazed borrowed light panel above. Further obscure glazed inner double doors. Stairs to first floor accommodation. Doors lead off to ground floor accommodation. Under stairs storage cupboard. Wood effect laminate flooring. Radiator. Smooth plastered ceiling.

Open Plan Lounge/Dining Room:

26'6" x 14'6" (8.08m x 4.42m)

Maximum. Large UPVC double glazed bay window unit to front of lounge area. UPVC double glazed window to rear overlooking rear garden. Two radiators. original feature fireplace with tiled hearth and wooden mantle. Fitted shelving units with storage cupboards beneath. Wood effect laminate flooring throughout. Ornate coved cornice to smooth plastered ceiling. Open archway provides access to dining area. Two doors to entrance hall. Storage area with UPVC double glazed window to side. Smooth plastered ceiling. Door provides access to the;

Kitchen:

12'1" x 7'9" (3.68m x 2.36m)

Obscure double glazed door to rear garden. Two UPVC double glazed windows adjacent. Two further windows to rear. The kitchen is fitted with a range of base and eye level cabinets incorporating hardwood squared edge working surface. inset stainless steel sink with drainer unit and mixer tap. Space for gas oven. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Wall mounted 'Vaillant' gas fired boiler. Part tiled walls. Fully tiled splashbacks. Tiled floor. Smooth plastered ceiling.

First Floor Landing:

Doors lead off to all rooms. Access to loft space. Wood effect laminate flooring.

Bedroom One:

14'4" x 9'4" (4.37m x 2.84m)

Plus fitted wardrobes. UPVC double glazed bay window unit to front. Two full height built in wardrobes. High level skirting. Wood effect laminate flooring.

Bedroom Two:

11'7" x 10'2" (3.53m x 3.1m)

UPVC double glazed window unit to rear. Radiator. Fitted storage cupboard. Wood effect laminate flooring. Smooth plastered ceiling. High level skirting.

Bedroom Three:

8'8" x 6'7" (2.64m x 2m)

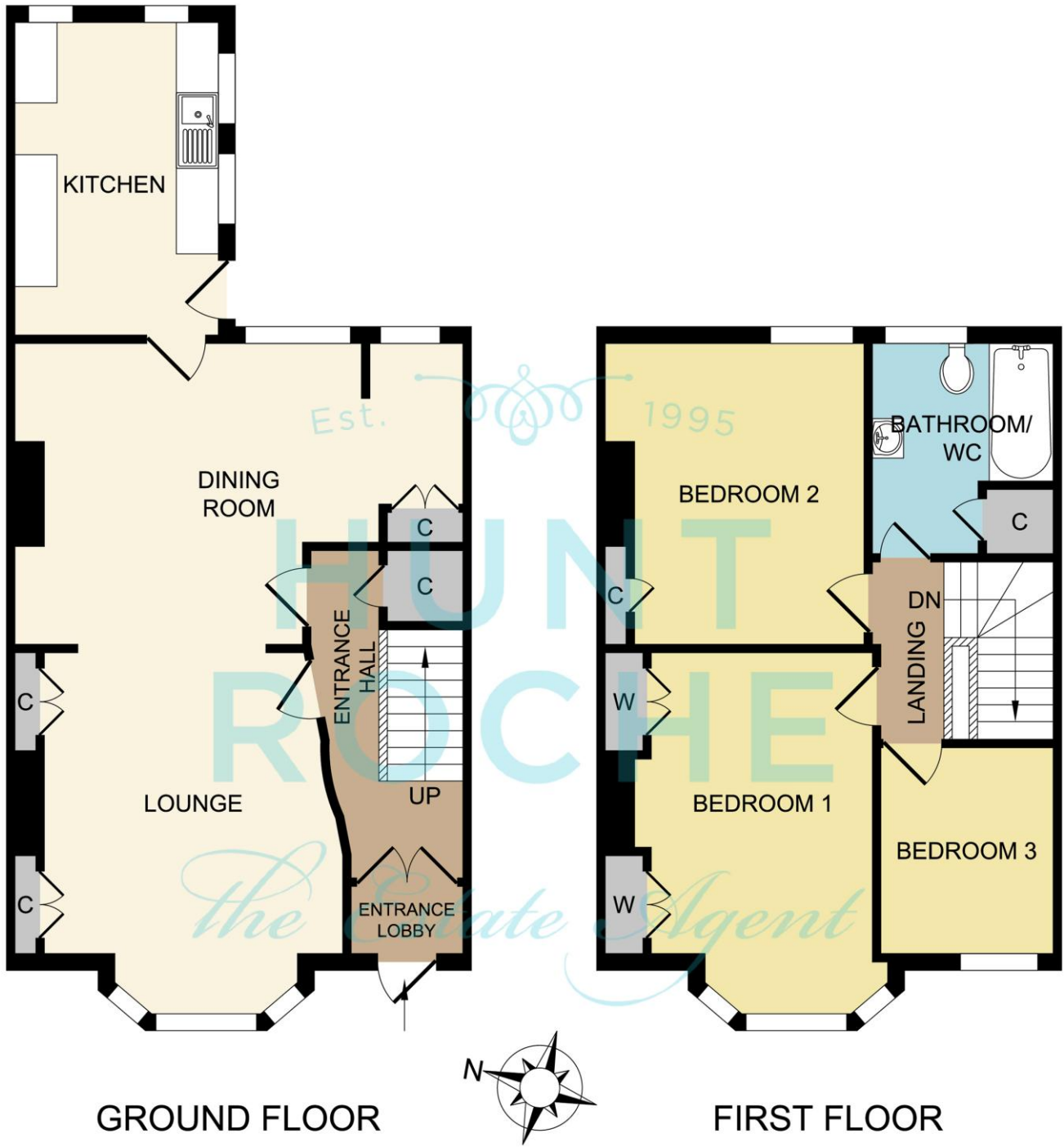
UPVC double glazed window to front. High level skirting. Wood effect laminate flooring.

Family Bathroom:

Obscure double glazed UPVC window to rear. Bathroom is fitted with a three piece suite comprising of low flush WC, wash hand basin with mixer taps plus storage cupboard beneath and panelled bath with separate rainfall shower attachment overhead plus glass screen. Part tiled walls. Tile effect laminate flooring. Storage cupboard to rear. Smooth plastered ceiling. Chrome heated towel rail.

Outside Space:

The property benefits from a well landscaped rear garden with raised decking area to the rear of the property and a further raised paved area to the rear of the garden. Rear access. Shed to remain.



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.



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

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/2/2022