



# COUNTRYSIDE ESTATES

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**68 Oakengrange Drive, Southend-On-Sea, Essex, SS2 6RD**

**Guide Price £340,000 Freehold**

OFFERED WITH NO ONWARD CHAIN THIS THREE BEDROOM SEMI DEATCHED HOUSE IN NEED OF MODERNISATION. Conveniently located within walking distance of local amenities and train station at Southend Airport with direct links to London Liverpool Street. Offering great potential to extend (SSTP) and create a spacious family home.

VIEWING STRONGLY ADVISED.

# 68 Oakengrange Drive, Southend-On-Sea, Essex, SS2 6RD

## Accommodation

Upvc part glazed entrance door, leading to:

### Entrance Hall



Obscure window to side, carpet, artex ceiling, radiator, stairs to first floor with under stairs storage cupboard. Doors leading to:

### Lounge 13'2 x 12'4 (4.01m x 3.76m)



Upvc double glazed bay window to front aspect, carpet, picture rail, coved and artex ceiling, radiator, TV and power points.



### Kitchen 10'1 x 7'5 (3.07m x 2.26m)



Upvc double glazed window to rear and half glazed door to side, vinyl flooring, artex ceiling, half tiled walls, fitted wall and base units, stainless steel sink with drainer and chrome taps, free standing gas cooker.



### Dining Room 13'1 x 10'10 (3.99m x 3.30m)



Double glazed sliding patio doors leading out to rear garden, carpet, picture rail, coved and artex ceiling, radiator, TV and power points.

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**Landing**



Upvc double glazed obscure window to side aspect, carpet, artex ceiling. doors leading to:

**Bedroom Two 13'1 x 11'4 (3.99m x 3.45m)**



Upvc double glazed window to rear aspect, carpet, artex ceiling, storage cupboard housing boiler (installed 2021), radiator, TV and power points.

**Bedroom One 13'2 x 11'9 (4.01m x 3.58m)**



Upvc double glazed window to front aspect, carpet, picture rail, artex ceiling, radiator, TV and power points.



**Bedroom Three 9'2 x 6'11 (2.79m x 2.11m)**



Upvc double glazed window to front aspect, carpet, artex ceiling, radiator and power points.

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## Shower Room 8'6 x 6'2 (2.59m x 1.88m)



Upvc double glazed obscure windows to both rear and side aspects, smooth plastered ceiling, vinyl flooring, half tiled walls, vanity unit with inset handwash basin and chrome mixer tap, cupboards under, shower cubicle with glass doors, close coupled W.C, chrome towel radiator.

## Rear Garden



Approx. 55FT garden mostly laid to lawn with hard standing patio area. Access to side and garage.

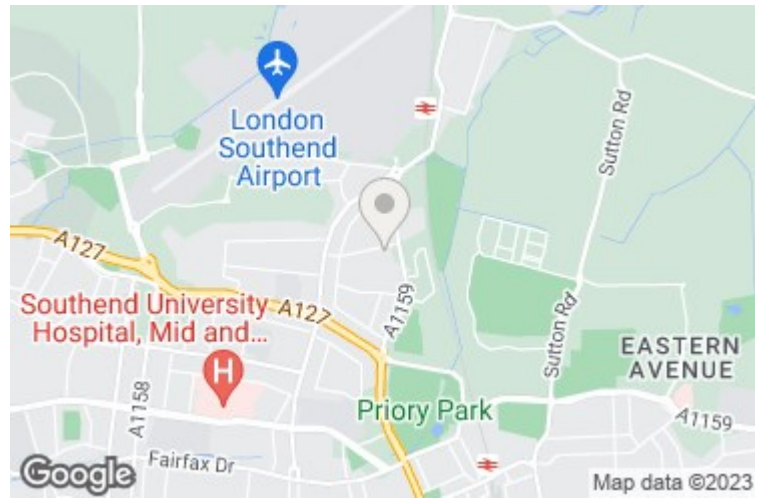


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## Garage



Detached single garage with up and over door.



## Front Garden



Walled frontage, hard standing driveway proving off street parking with potential to create additional parking where currently lawned.

## Council Tax

BAND C

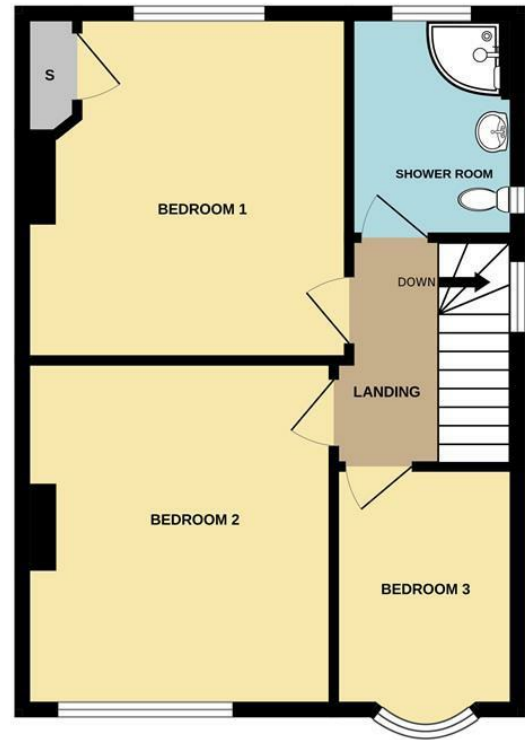
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">85</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor  
464 sq.ft. (43.1 sq.m.) approx.



1st Floor  
484 sq.ft. (45.0 sq.m.) approx.



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TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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