

SCOTT &
STAPLETON

ASHBURNHAM ROAD
Southend-On-Sea, SS1 1QB
£200,000





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Scott & Stapleton have pleasure in offering for sale this self contained ground floor flat situated in a convenient central location close to Southend town centre.

This super property is in good condition throughout and offers spacious accommodation including 2 double bedrooms, modern bathroom, spacious lounge & fitted kitchen. There is also the added attraction of a private section of REAR GARDEN.

Within easy walking distance of Southend railway stations, seafront, schools & shops. Offered with vacant possession & no onward chain and benefitting from a long lease an early internal inspection is strongly advised.

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Accommodation comprises

Communal entrance door leading to communal entrance hall with personal entrance door leading to:

Entrance hall

Radiator, laminate flooring, fitted cupboard.

Lounge

4.45m x 2.87m (14'7 x 9'5)

Two UPVC double glazed windows to side. Radiator, laminate flooring, large built in cupboard housing meters. Open archway leading to kitchen.

Kitchen

2.62m x 2.87m (8'7 x 9'5)

UPVc double glazed window & UPVC half double glazed door leading to garden. Range of base & eye level units with spaces for washing machine, fridge/freezer & gas cooker, roll edge worktop with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashback, radiator, laminate flooring, ceiling spotlights.

Bedroom 1

3.73m x 3.53m (12'3 x 11'7)

UPVC double glazed bay window to front. Radiator.

Bedroom 2

2.79m x 2.59m (9'2 x 8'6)

UPVC double glazed window to rear. Radiator.

Bathroom

1.93m x 1.63m (6'4 x 5'4)

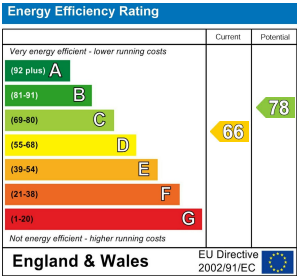
White suite comprising of panelled bath with shower over & glass screen, pedestal wash hand basin & low level WC. Fully tiled walls, ceiling spotlights, wall light with shaver point, extractor fan.

Garden

Own private west backing rear garden with direct access from kitchen. Approx. 40' x 7' commencing with large hardstanding patio with remainder laid to lawn. Fully fenced.

Lease details

Lease details TBC



Information about this rating can be found in the Energy Efficiency Rating Guide, available from the Energy Efficiency Rating Agency (EERA) at www.eera.gov.uk. The rating is based on the energy performance of the property and is not a measure of the property's value or the quality of the building. The rating is also not a measure of the property's environmental impact or the quality of the building's construction.

