

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Lancaster Gardens, Southend-on-Sea SS1 2NT



£375,000

This extended three bedroom character semi-detached house benefits from having approximately 1,500 sq ft of accommodation to include large lounge/diner, kitchen/breakfast room and has a secluded rear garden, garage and own driveway providing off-street parking.

**NO ONWARD CHAIN.**

Council Tax Band: D. EPC rating: D. Our Ref 18294

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Entrance under storm porch with entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation.

### DINING ROOM 11' 3" x 10' 10" (3.43m x 3.3m)

Double glazed window to the rear aspect. Open to

### LOUNGE 14' 11" x 12' 2" (4.55m x 3.71m)

Double glazed bay window to the front aspect. Radiator.

### KITCHEN/BREAKFAST ROOM 20' 4" x 10' 5" (6.2m x 3.18m)

Double glazed windows to the side aspect. Base and eye level units. Roll edge work surfaces. Space for free standing cooker. Extractor hood. Space for appliances. Wall mounted boiler. Radiator.

### LEAN TO 8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed windows.

### LANDING

Doors to

### BEDROOM ONE 16' 5" x 14' 11" (5m x 4.55m)

Double glazed bay window to the front aspect. Radiator.



### BEDROOM TWO 11' 3" x 10' 10" (3.43m x 3.3m)

Double glazed window to the rear aspect. Alcove cupboard. Radiator.

### BEDROOM THREE 13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to the rear aspect. Radiator.



### BATHROOM

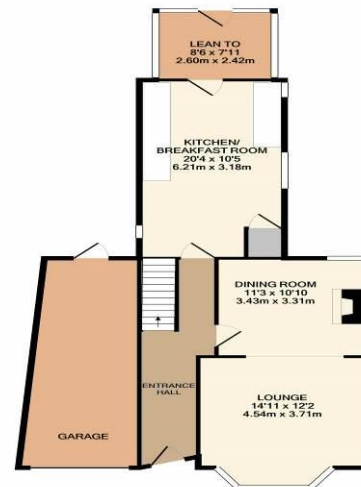
Obscure double glazed window to the side aspect. Low level WC. Pedestal wash hand basin. Bath with shower over.



### EXTERIOR

The **SECLUDED REAR GARDEN** is mainly laid lawn with small patio. Established trees and shrubs.

The **FRONT** has own driveway providing off-street parking for two vehicles leading to **GARAGE** with up and over door, power and light, personal door to rear garden.



TOTAL APPROX. FLOOR AREA 1460 SQ. FT. (135.6 SQ.M.)

Whilst every effort 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, appliances and fixtures shown here are not to be taken as a guarantee as to their operability or efficiency can be given. Made with Metrepro 02222.

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