

**DEDMAN
GRAY**

www.dedmangray.co.uk

12 Stadium Road, Southend-On-Sea

Southend-On-Sea

£285,000



****OPEN DAY - SATURDAY 2ND DECEMBER - 10.30AM TO 11.30AM - BY APPOINTMENT ONLY****
Situated close to the City Centre and within walking distance of the Greyhound estate for local shops, is this large three bedroom end of terraced family home with a lovely west backing garden and the added benefit of off street parking to front and a double length garage. An ideal opportunity to put your own stamp on it. To the ground floor are two good sized reception rooms with lounge to front and a dining room to rear with patio doors leading to the lovely west backing garden and a fitted kitchen. On the first floor are three bedrooms and the family bathroom. Stadium Road is conveniently located within walking distance of Prittlewell mainline station allowing access to the city in less than 50 minutes and a host of local amenities. Southend city centre is also close by with a range of bars, restaurants, shops and attractions to choose from.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Within walking distance of Prittlewell train station
- 3 Bedrooms
- 2 Receptions
- Kitchen
- Family bathroom
- West backing garden
- Off street parking to front
- Double length garage
- Close to the Greyhound estate for shops

Entrance Hall

Glazed entrance door with glazed sidelight to, stairs to first floor, radiator, coving, understairs storage cupboard, walk in cupboard with storage and lighting.

Lounge

14' 6" x 10' 6" (4.42m x 3.20m)

Bay window to front, one radiator, feature fireplace, coving and glazed doors to:

Dining Room

15' 5" x 9' 9" (4.70m x 2.97m)

Double glazed sliding patio doors to garden, wooden flooring, gas fire (not tested), one radiator and built in display cabinet and further glazed door to:

Kitchen

7' 7" x 6' 6" (2.31m x 1.98m)

Double glazed window to rear overlooking garden, stainless steel sink unit with mixer taps inset to worktop, recess for cooker, plumbing for washing machine, plumbing for slimline dishwasher, recess for fridge, range of base and eye level units, coving to textured ceiling.

First Floor Landing

One radiator, coving, large loft access, built in cupboard with shelving.

Bedroom 1

12' 7" x 8' 3" (3.84m x 2.51m)

Double glazed window to rear, gas fire (not tested), one radiator, fitted wardrobe to one wall, coving.

Bedroom 2

14' 2" x 8' 6" (4.32m x 2.59m)

Bay window to front, one radiator, fitted wardrobe to one wall, coving.

Bedroom 3

8' 1" x 6' 4" (2.46m x 1.93m)

Double glazed window to front, one radiator, coving.

Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

Window to rear. panelled bath with a T80 shower over.





GARDEN

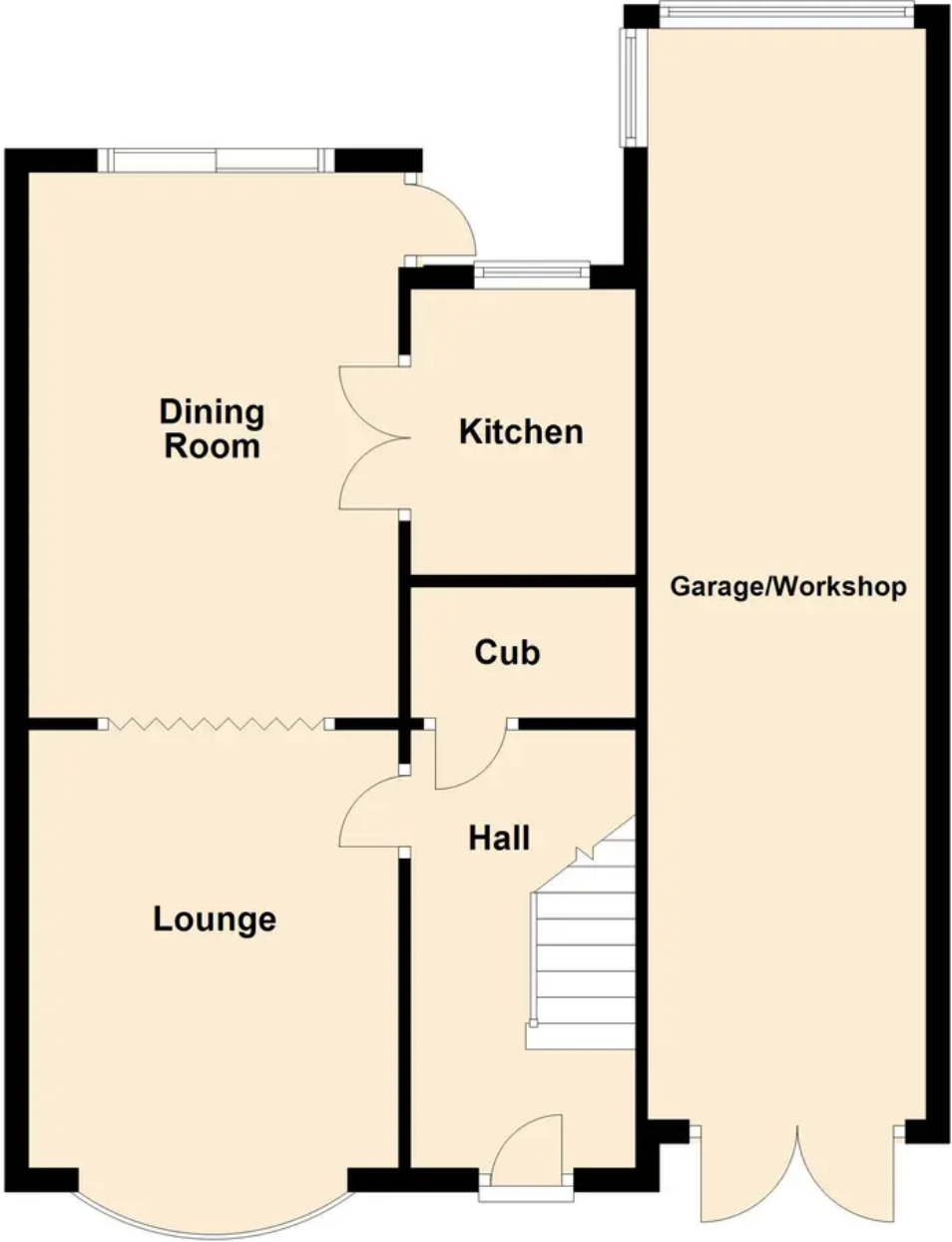
Concrete paved patio leading to a lawned garden with greenhouse, flower and shrub borders, external tap, outside high flush WC.

GARAGE

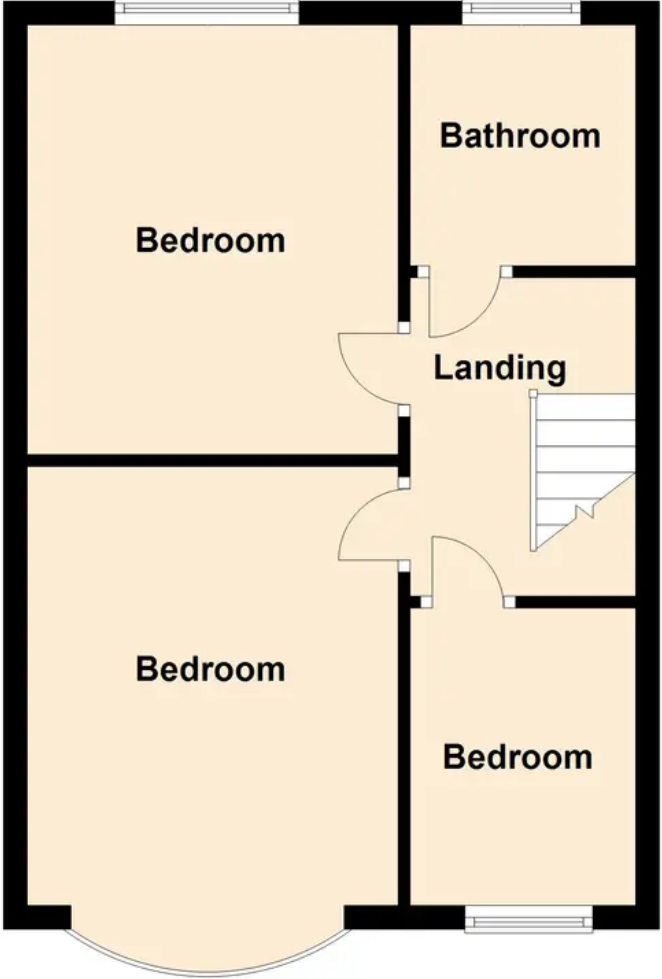
Single Garage

34'6 x 8'1 Double length garage with double doors to front, power and lighting, personal door to rear and further doors to garden.

Ground Floor



First Floor



12 Stadium Road, Southend on Sea



Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

