

**DEDMAN  
GRAY**

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Leamington Road, Southend-On-Sea

£360,000





Spacious 3 bed mid terraced house with character features and high ceilings. Large lounge/dining room, fitted kitchen, double width lean-to. Family bathroom, gas central heating. 50' rear garden, off-street parking for 2 cars. Close to park and train station. Great potential. No onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Spacious 3 Bedroom mid terraced house
- Character features and high ceilings
- Large lounge/dining room
- Fitted kitchen
- Family bathroom
- No onward chain
- Parking to front for 2 cars
- In need of modernisation
- Approx 50' rear garden
- Close to Southchurch Hall Park and Southend East train station

#### **Entrance Hallway**

Spacious hallway, stairs to first floor.

#### **Lounge**

16' 5" x 12' 9" (5.00m x 3.89m)

Bay window to front, ornate feature fireplace, high ceiling with coving, wall light points, central ceiling rose, dado rail, picture rail, arched niches to either side of fireplace, wood effect flooring, tv aerial point.

### Dining Room

12' 4" x 11' 0" (3.76m x 3.35m)

Opening from lounge, wood effect flooring, dado and picture rail, wall light point, patio doors opening to lean to, shelving to wall, ceiling rose, shelving.

### Kitchen

11' 10" x 7' 6" (3.61m x 2.29m)

Fitted with a range of base and wall units, wine rack, space for dishwasher, white sink unit with mixer tap, four ring gas hob with extractor above and oven below, tiling to walls, door to lean to, tiled flooring.

### Lean to

16' 8" x 7' 6" (5.08m x 2.29m)

Currently being used as a utility room. Wooden flooring, windows and door to rear, boiler for heating and hot water (untested), wall light point, plumbing for washing machine.

### First Floor Landing

Two arched niches with glass shelving and cupboards beneath.

### Bedroom 1

15' 11" x 9' 7" (4.85m x 2.92m)

Bay window to front with fitted cupboards and shelving, two spotlights, high ceiling with coving and picture rail, shelving and drawer to either side of bed space.

### Bedroom 2

12' 4" x 10' 10" (3.76m x 3.30m)

Window to rear, dado and picture rail, wood effect flooring.

### Bedroom 3

7' 11" x 6' 11" (2.41m x 2.11m)

Window to rear with coloured lead light fan, dado and picture rail, laminate wood effect flooring.

### Family Bathroom

Obscure window to rear, white three piece suite comprising panelled bath with shower over and folding shower screen, low flush wc, wash hand basin, half tiled walls, laminate wood effect flooring, storage cupboard.







### **REAR GARDEN**

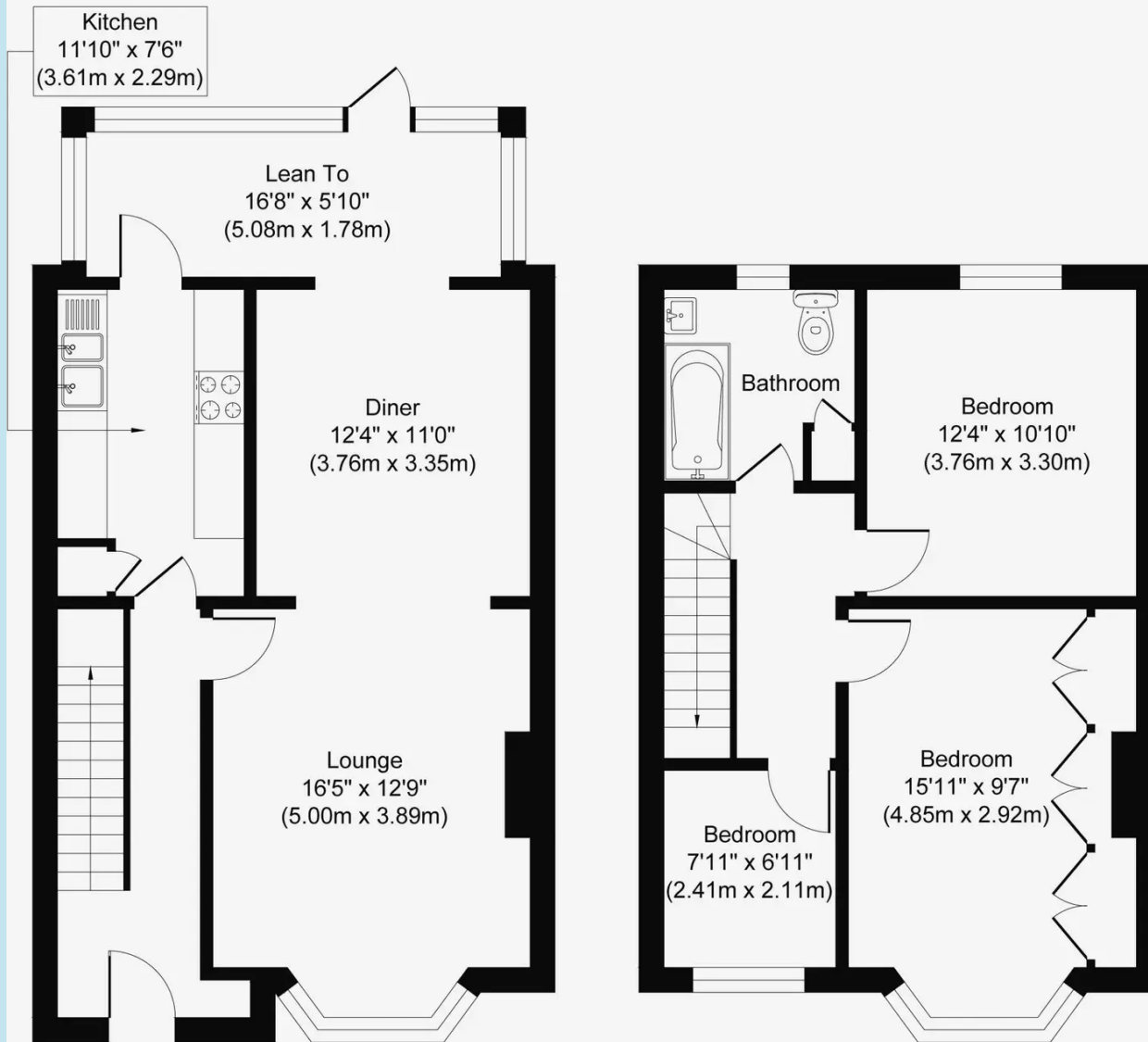
Approx 50' rear garden, paved pathway, shingled patio area, leading to lawned rear garden with established flower and shrub borders, shed.

### **OFF ROAD**

2 Parking Spaces

Block paving to front providing off street parking for two cars.





**Ground Floor**  
**Approximate Floor Area**  
**650.36 sq. ft**  
**(60.42 sq.m)**

**First Floor**  
**Approximate Floor Area**  
**529.30 sq. ft**  
**(49.17 sq.m)**

**Approximate Gross Internal Floor Area 1179.66 sq. ft / 109.59 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.





## Dedman Gray

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