

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

5 Colchester Close, Southend-On-Sea

Asking Price: £275,000





2-bed semi-detached house with potential for personalisation and modernisation. Spacious kitchen/diner, lounge, and large bathroom. Low-maintenance garden, off-street parking, city centre location. No chain. Outdoor entertaining area, shed, side gate access for parking. Council Tax band: B

Tenure: Freehold

- Two bedroom semi detached home
- In need of modernisation
- Kitchen/diner
- Lounge to front
- Large bathroom
- Easy maintainable garden
- Off street parking
- City centre location
- No onward chain



### Entrance Hall

uPVC obscure glazed entrance door, stairs to first floor landing, smooth plastered ceiling, built in double cupboard for coats and shoes and also housing the gas and electric meters.

### Lounge

15' 6" x 10' 8" (4.72m x 3.25m)

Double glazed window to front, radiator, textured ceiling with central ceiling rose, wall mounted control switch and door to:

### Kitchen/Diner

13' 8" x 8' 4" (4.17m x 2.54m)

Double glazed windows to rear, stainless steel sink unit with mixer taps inset to worktop, range of base and eye level units, recess for cooker and plumbing for washing machine, understairs cupboard with obscure double glazed window to side and housing a floor mounted boiler (not tested).

### First Floor Landing

Obscure double glazed window to side, picture rail, loft hatch.

### Bedroom 1

13' 9" x 12' 6" (4.19m x 3.81m)

Double glazed window to front, one radiator, picture rail, fitted triple wardrobe.

### Bedroom 2

7' 4" x 7' 1" (2.24m x 2.16m)

Double glazed window to rear, one radiator, picture rail.

### Bathroom

10' 5" x 6' 3" (3.18m x 1.91m)

Obscure double glazed window to rear, panelled bath with mixer taps and Mira shower over, vanity unit, low flush WC, built in cupboard housing cylinder, one radiator.







### **GARDEN**

Obscure UPVC double glazed door leading to the rear with step down to the raised decking, brick built barbecue, external tap and lighting, lawned garden with shed and side gate access to the front for off street parking for one car.

### **OFF ROAD**

1 Parking Space

Side gate access, off street parking for one vehicle.









## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

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

