

**DEDMAN  
GRAY**

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**Zillah Lodge Southend Road, Great Wakering**

Southend-On-Sea

**£315,000**





Charming 3-bed cottage in village location offers renovation potential. Features 2 receptions, wet room, gas heating, off-street parking, and a 120' rear garden with patio, lawns, summerhouse, and shed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi detached house
- In need of modernisation
- 2 Receptions
- Ground Floor wet room
- Off street parking to front
- Lovely 120' rear garden



### Entrance Hall

Glazed entrance door, stairs to first floor, textured ceiling, electric meters above, door to:

### Lounge

12' 4" x 10' 4" (3.76m x 3.15m)

increasing to 13'5. Window to front, radiator, laminate flooring, coving to textured ceiling, fireplace, thermostat control switch, door to:

### Kitchen

11' 9" x 5' 9" (3.58m x 1.75m)

Double glazed window to side and obscure double glazed door to side, understairs cupboard housing meter, stainless steel sink unit with mixer taps, range of base and eye level units, textured ceiling, walk in cupboard 3'3 x 2'8 sliding door to:

### Wet Room

6' 2" x 5' 4" (1.88m x 1.63m)

Obscure double glazed window to rear, wet room, wash hand basin, low flush wc, textured ceiling, radiator.

### Dining Room

12' 1" x 10' 8" (3.68m x 3.25m)

Double glazed window to rear, radiator, laminated flooring, smooth plastered ceiling.

### First Floor Landing

Double glazed window to side, textured ceiling, loft hatch.

### Bedroom 1

15' 3" x 12' 4" (4.65m x 3.76m)

Window to front, radiator, built in wardrobes, textured ceiling.

### Bedroom 2

12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed window to rear, radiator, textured ceiling.

### Bedroom 3

8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed window to rear, textured ceiling, wardrobe which houses the wall mounted boiler for hot water and gas central heating (not tested).







### **REAR GARDEN**

Crazy paved patio to side that leads to the secluded garden with further crazy paved patio which leads to a lovely sized lawned garden with summerhouse and shed to remain.

### **OFF STREET**

1 Parking Space

Of street parking to front.









## Dedman Gray

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