

A three-story semi-detached house with a white facade and dark grey timber-framed gables. The house features a large bay window on the second floor and a smaller bay window on the ground floor. A front porch with a tiled roof and white cladding covers the entrance. The house is situated in a row of similar properties, with a brick wall and a wooden fence visible to the left. The sky is blue with light clouds.

**DEDMAN
GRAY**

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12 Leamington Road, Southend-On-Sea

In Excess of £365,000



Spacious 3-bed semi detached house near seafront & station. Dual reception rooms, large kitchen, 2 bathrooms. Outdoor haven with patio, lawn, off-street parking. Easy city access. Comfortable family living.

Council Tax band: D

Tenure: Freehold

- 3 Bedroom semi detached house
- Two reception rooms
- 18' Fitted kitchen
- Two bathrooms
- Off street parking to front
- Walking distance to the seafront
- Close to Southend East train station
- Easy access to city centre and amenities

uPVC glazed entrance door and sidelight to:

Entrance Hall

Stairs leading to the first floor, one radiator, picture rail, wooden flooring, understairs recess area and cupboard housing gas and electric meters.

Lounge

16' 3" x 12' 7" (4.95m x 3.84m)

Double glazed window to front, one radiator, feature fireplace, coving to smooth plastered ceiling.

Dining Room

15' 4" x 10' 9" (4.67m x 3.28m)

2 radiators. Smooth plastered ceiling and double glazed patio doors to rear.

Ground Floor Bathroom

7' 3" x 5' 8" (2.21m x 1.73m)

Obscure double glazed window to side, panelled bath with mixer taps and shower over, low flush WC, vanity wash hand basin, smooth plastered ceiling with extractor fan.

Kitchen

18' 2" x 8' 1" (5.54m x 2.46m)

Double glazed window rear, stainless steel sink unit with mixer taps inset to worktop, a range of base and eye level units, 4 ring gas hob with extractor fan over, plumbing for washing machine, wall mounted boiler, tiled floor, smooth plastered ceiling, one radiator and obscure double glazed door leading to the garden.

First Floor Landing

Dado rail, textured ceiling, loft hatch.

Bedroom 1

16' 1" x 11' 9" (4.90m x 3.58m)

Double glazed window to front, one radiator, feature fireplace, picture rail, coving to textured ceiling.

Bedroom 2

12' 2" x 10' 8" (3.71m x 3.25m)

Double glazed window to rear, one radiator, feature fireplace, picture rail, textured ceiling.



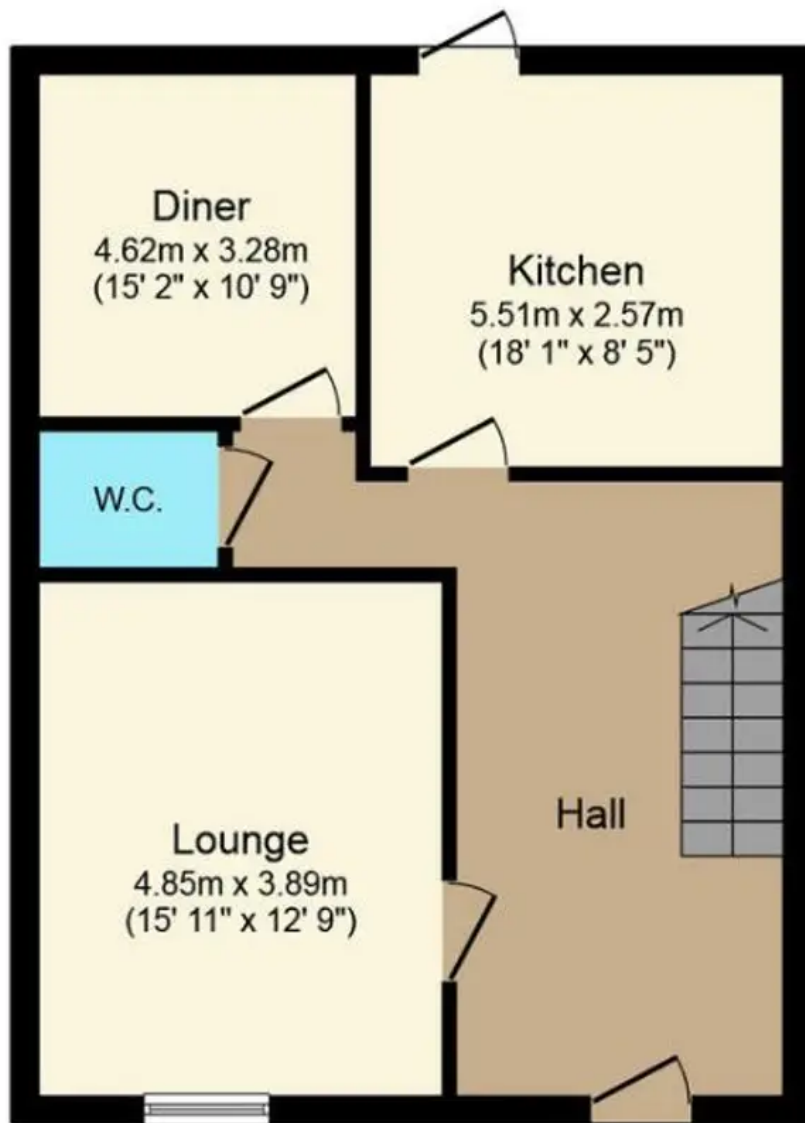
**Rear Garden**

Paved patio which leads to a lawned garden, which is approximately 55' in depth. Side gate, external tap and power.

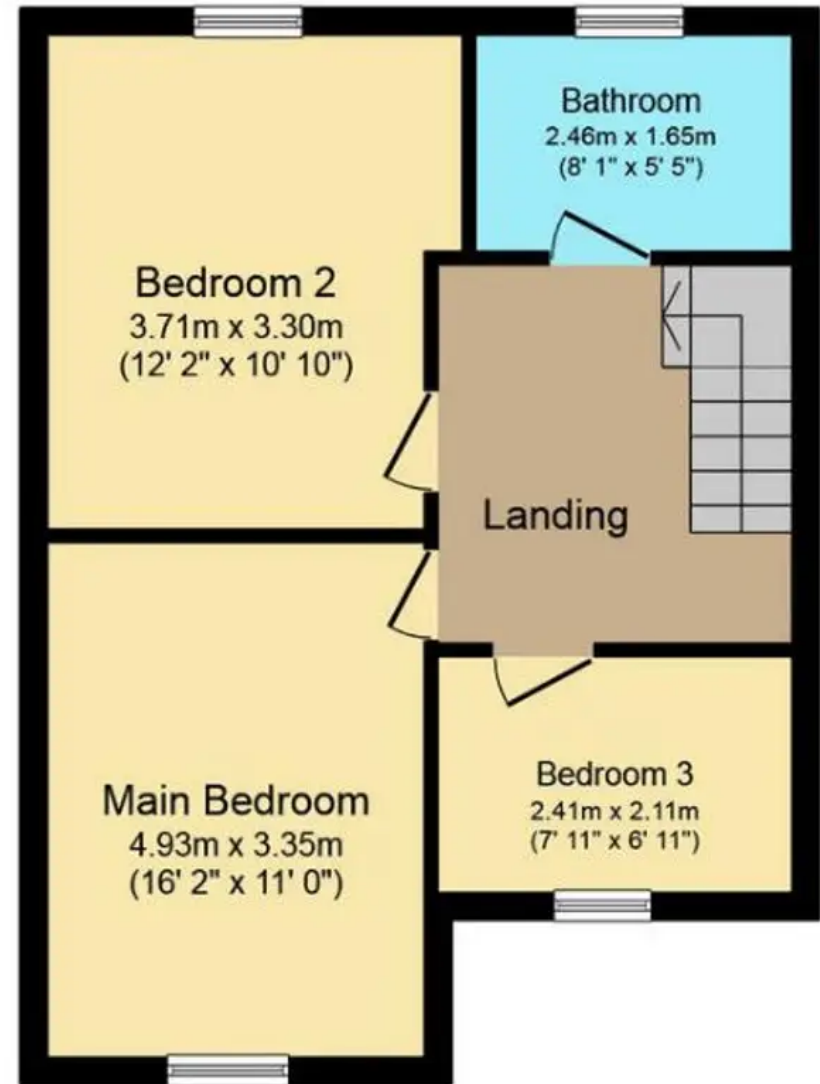
Off street

1 Parking Space

Off street parking to front.



Ground Floor



First Floor

Total floor area 87.7 m² (944 sq.ft.) approx

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