

**DEDMAN  
GRAY**

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

167 Bournemouth Park Road, Southend-On-Sea  
Asking Price: £275,000





Fantastic 3 bed end of terrace property beckons your personal touch! Ideal for modernisation and customisation, this home offers 3 beds, 2 reception rooms, kitchen, shower room, and great outdoor space with patio, lawned garden, sheds, greenhouse, and side access. Conveniently located near town centre with easy access to amenities. No onward chain. Council Tax band: C

Tenure: Freehold

- In need of modernisation
- End of terrace house
- 3 Bedrooms
- 2 Reception rooms
- Kitchen
- Shower Room
- Close to town centre

**uPVC glazed entrance door leading to:**

**Entrance Hall**

Wooden laminate flooring, stairs to the first floor, one radiator, understairs cupboard housing gas and electric meters.

**Dining Room**

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed window to front, one radiator, laminate flooring, coving to textured ceiling.

**Lounge**

13' 7" x 13' 0" (4.14m x 3.96m)

Double glazed patio doors to rear overlooking the garden, one radiator, textured ceiling.

**Kitchen**

10' 7" x 9' 4" (3.23m x 2.84m)

Double glazed window and door to rear, enamel sink unit with mixer taps inset to worktop, range of base and eye level units with built in 4 ring hob with extractor fan above and oven below, plumbing for washing machine, tiled floor, one radiator.

**First Floor Landing**

Coving to textured ceiling, loft hatch, built in cupboard.

**Bedroom 1**

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to front, radiator, laminate flooring, coving to textured ceiling.

**Bedroom 2**

13' 1" x 8' 8" (3.99m x 2.64m)

Double glazed window to front and rear, one radiator, coving to textured ceiling, built in cupboard housing a wall mounted boiler ( not tested ).

**Bedroom 3**

9' 6" x 6' 7" (2.90m x 2.01m)

Double glazed window to rear, one radiator, laminate flooring, Coving to textured ceiling

**Shower Room**

6' 6" x 5' 7" (1.98m x 1.70m)

Obscure double glazed window to rear, shower with rainfall shower head over, vanity unit with mixer taps, low flush WC, heated towel rail.







### **REAR GARDEN**

Concrete patio area with steps down from the kitchen which lead to a lawned rear garden, sheds and greenhouse to remain, external tap and rear gate access as well as to the side.

### **FRONT GARDEN**

Lawned front garden.









## 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>

