



65 Queens Road

Southend-on-sea SS11NL

Tenure: Freehold
Guide price £325,000

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Home Estate Agents are pleased to offer for sale this deceptively spacious three double bedroom terraced house located within the heart of Southend-on-Sea. This sizeable home boasts accommodation of approximately 1,450 sq ft and features a large contemporary open-plan kitchen/family room, utility, two reception rooms and a split-level landing. Centrally positioned, this period property is within a short stroll of the

The accommodation comprises; entrance hall, cloakroom, lounge (with opening into sitting room), utility and a spacious open-plan kitchen/family room to the ground floor with split-level landing, three double bedrooms and a four-piece family bathroom suite completing the first. Externally, this beautiful home provides a private south facing rear garden. Although the property does not offer a driveway, our vendor has advised us that resident permit parking can be obtained at a low yearly cost.

The property is served by gas central heating and offers replacement double glazing



Accommodation Comprises:

Entrance Hall

Composite entrance door leading into entrance hall. Double glazed window to front, laminate effect flooring, radiator, under stairs cupboard, coved to ceiling.

Cloakroom

Low level WC, vanity sink unit, laminate effect flooring, radiator, extractor.

Kitchen / Family Room 28'5 x 15' (max)

Double glazed bi-fold doors to rear. Range of eye and base level units with complimentary laminate style work surfaces with integrated 1.5 bowl sink unit. Space for fridge / freezer & dishwasher. Integrated oven, 5 ring gas hob with extractor fan above, laminate flooring, power points, TV points, under cabinet lighting, part tiled walls.

Utility Room 16'2 x 3'4

Space for washing machine & tumble dryer.

Lounge / Sitting Room 26' x 11'5 (max)

Double glazed window to front, power points, TV point, two radiators, laminate effect flooring.

First Floor Landing

Access to loft space, radiator, power points.

Bedroom One 15'3 x 13'11 (max)

Double glazed bay window to front with further double glazed window to front, power points, radiator.

Bedroom Two 11'6 x 11'2

Double glazed window to rear, radiator, power points, TV point.

Bedroom Three 11'5 x 9'5

Double glazed window to rear, power points, radiator.

Bathroom

Obscure double glazed window to side, low level WC, floating sink unit, free standing roll edge bath, double shower cubicle, fully tiled walls, tiled flooring, heated towel rail.

Rear Garden

Commences with a decked area and rest of the garden is mainly laid to lawn.



To view this property call **01702 480033**