

42 Old Southend Road, Southend On Sea

LARGE THREE BEDROOM VICTORIAN TERRACED HOUSE IN SOUTHEND OFFERING HUGE POTENTIAL. FEATURING 2/3 RECEPTION ROOMS, SEPARATE KITCHEN, LARGE BEDROOMS, REAR GARDEN AND PERMIT PARKING. IDEAL FOR INVESTORS OR FAMILIES, WITH DEVELOPMENT & HMO POTENTIAL (STPP).



Price £275,000 Freehold

LARGE 3 BEDROOM VICTORIAN TERRACED HOUSE

2/3 RECEPTION ROOMS & SEPARATE KITCHEN

THREE SPACIOUS BEDROOMS

REAR GARDEN

PERMIT PARKING AVAILABLE

DEVELOPMENT & HMO POTENTIAL (STPP)

ACCOMMODATION COMPRISES;

Entrance to the property via part obscure glazed front door into:-

HALLWAY 11'7" (3.53m) x 0" (0m)

Fitted radiator. Understairs storage cupboard. Stairs to first floor. Doors to accommodation.

LOUNGE 14'0" (4.27m) Max x 11'7" (3.53m)

Max

Coved ceiling. Ceiling rose. Double glazed bay window to front. Picture rail. Radiator. Open plan to:-

DINING AREA 8'8" (2.64m) x 9'9" (2.97m)

Coved ceiling and ceiling rose. Double glazed window to rear. Fitted radiator.



KITCHEN 6'1" (1.85m) Max x 10'5" (3.18m)

Max

Double glazed window to side. Single bowl sink with mixer tap to work surface. Work surface to three walls. White matching wall mounted and base mounted units. Electric oven. Four ring gas hob and extractor fan over. Space for washing machine. Door to:-



REAR RECEPTION ROOM 12'5" (3.78m)
Max x 10'0" (3.05m) Max
Coved ceiling. Fitted radiator. Cupboard housing wall mounted gas fired boiler. Door to garden.



BEDROOM ONE 14'0" (4.27m) x 15'0" (4.57m)
Textured ceiling. Double glazed bay window to front. Additional double glazed window to front. Decorative fireplace with built-in cupboards to each side. Fitted radiator.



BEDROOM TWO 11'9" (3.58m) x 9'8" (2.95m)
Double glazed window to rear. Fitted radiator.



BEDROOM THREE 12'9" (3.89m) x 9'10" (3m)

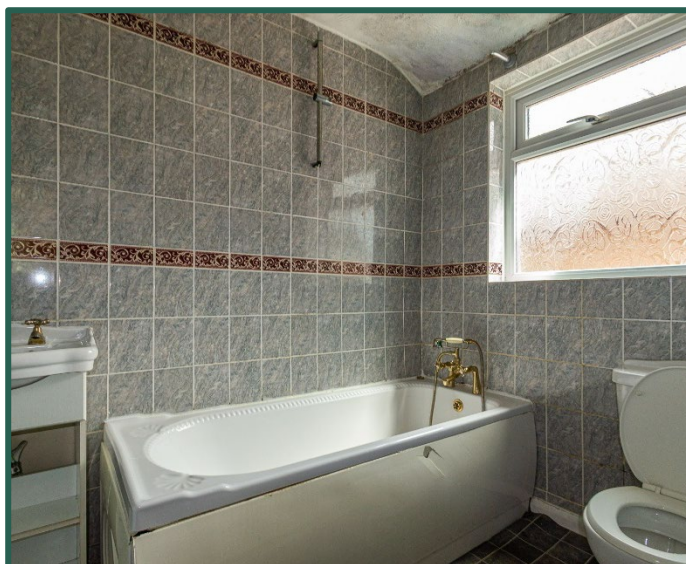
Double glazed window to rear. Fitted radiator.

BATHROOM 6'11" (2.11m) x 7'6" (2.29m)

Textured ceiling. Obscure double glazed window to side. Fitted radiator. Three piece white bathroom suite comprising of panelled bath, low level w.c, and vanity unit.

OUTSIDE


There is a low maintenance rear garden of approximately 36', which is enclosed to boundary by panelled fencing.



Information

EPC Rating: D

Council Tax Band: Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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