



Ayers & Cruiks
COMMERCIAL

For Sale

977 sq ft

43 Trinity Road, Southend-
On-Sea, SS2 4HL

3-bedroom detached house arranged
over 2 floors with a large rear garden.

- Freehold property available
- Close to local amenities
- Rear garden
- Guide price of £325,000 to
£350,00

01702 343060
www.ayerscruiks.co.uk



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Summary

Price: Offers from £325,000

EPC: F (33)

VAT: To be confirmed

Legal fees: Each party to bear their own costs

Contact & Viewings

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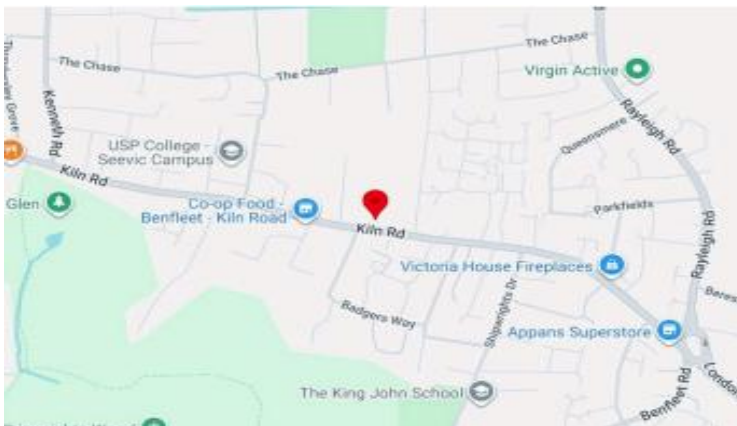
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Description

Ground floor:

UPVC double glazed windows to front and side aspect, hard wood door leading into entrance hall with glazed window to front aspect, carpeted and textured ceiling

Lounge (4.06m x 3.6m) – Max double-glazed windows to front aspect, carpeted, radiator, textured ceiling, feature fireplace, stairs rising to first floor accommodation

Kitchen (3.4m x 2.5m) – Max glazed door to rear and side aspect, fitted kitchen comprising of base and eye level units with laminated rolled edge work surfaces, in set sink and drainer, space for plumbing and domestic appliances, eye level oven and grill, inset 5 ring gas hob, hard flooring, part tiled walls and textured ceiling

Dining Room (3.7m x 3.4m) – UPVC double glazed doors leading to rear garden, exposed feature floor boards, built in wood burner, radiator

First Floor:

Landing with glazed window to side aspect, carpeted, textured ceiling, doors off

Bedroom 1 (4.06m x 4.06m) – Glazed window to front aspect, carpeted, radiator, picture rail

Bedroom 2 (3.7m x 3.4m) – Double glazed window to rear aspect, carpeted, radiator, picture rail

Bedroom 3 (2.7m x 2.6m) – Glazed window to rear aspect, carpeted, built in wardrobes, radiator, picture rail, textured ceiling

Bathroom (1.8m x 2m) – Glazed obscured window to front aspect, 3-piece suite including paneled bath, pedestal wash hand basin and closed cupboard WC, tiled floor, part tiled walls and radiator

Property also benefits from a front driveway and rear garden.

Accommodation

Floor	SQFT	SQM
Ground	550	51.10
1 st	427	39.67
Total	977	90.77

Location

This property is situated in a popular residential area of Southend within easy reach of local schools, shops, the city centre and seafront. There are great transport links into London, complemented by an extensive local bus network.

Price

Guide price £325,000 to £350,000

Viewings

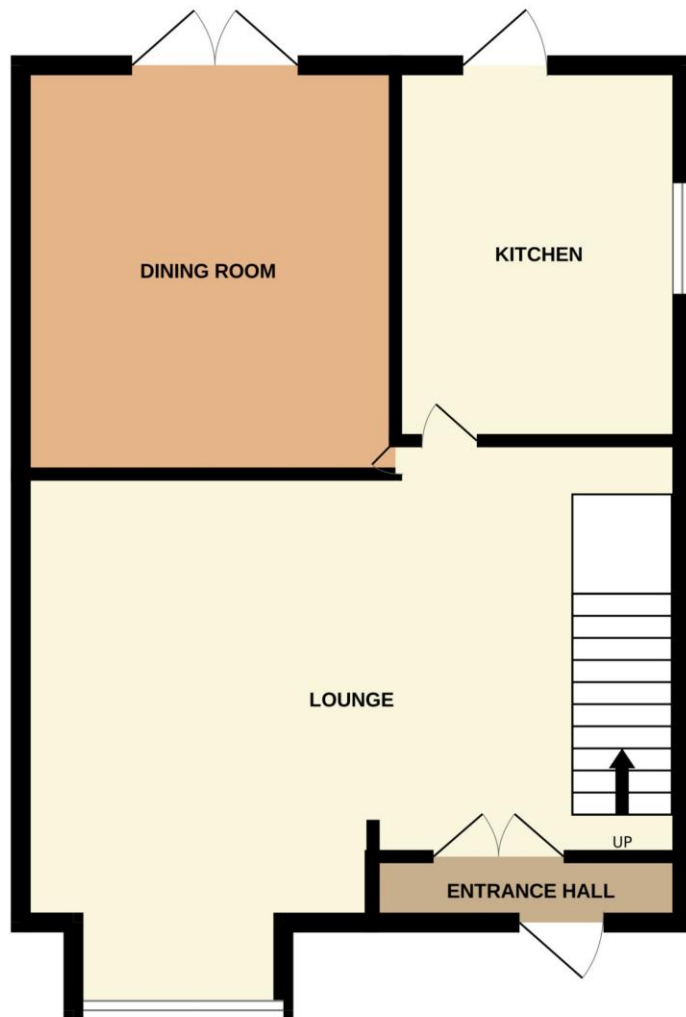
Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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