



Victoria Road, Southend on sea

CALLING ALL FIRST TIME BUYERS: Offers in excess of £215,000.00: Castle estate agents are pleased to offer for sale this stunning 2 bedroom 2 en suite mid terraced house set in this popular road just off the sea front road in Southend, this house is ready to move into straight away.

- 2 Double bedrooms
- 2 x parking spaces
- Lounge /Diner
- Walk to sea front
- Walk to Southchurch park
- 2 en-suites
- Immaculate condition
- West facing garden
- Walk to station
- Potential chain free

£215,000 Freehold

Front aspect

Mature shrub borders, outside light, double glazed door with frosted glass inset to:



Inner hall

Doors to all rooms and arch to kitchen, large storage cupboard, laminated wood flooring, coving, power points, telephone point.

Kitchen 10'0" by 6'2" (3m 5cm x 1m 88cm)

Double glazed window with fitted shutters to the front aspect, down lighters, Cream high gloss eye level and base level units, roll top work surfaces incorporating stainless steel 4 ring gas hob, under oven and over extractor fan, built in enamel sink with drainer and mixer taps, integral fridge freezer, dish washer and washing machine, wall mounted combi boiler, power points, tiled splash backs, laminated wood flooring.



down stairs wc

2 piece White suite comprising of a low level flush toilet, hand wash basin, laminated wood flooring, radiator, extractor fan, wall mounted electric meter, double glazed frosted window with fitted shutter to the front aspect.



Lounge/Diner 17'3" by 12'6" (5m 26cm x 3m 81cm) Max

Double glazed French doors with fitted shutters to the rear aspect, coving, tv point, power points, laminated wood flooring, 2 x radiators, stairs to first floor, built in under stair units with cupboards, shelving and desk, power points and telephone point.



1st floor landing,

Coving, power points and doors to all rooms.

Bedroom 1 10'5" by 8'4" (3m 18cm x 2m 54cm) to wardrobes

Double glazed window with fitted shutters to the front aspect, radiator, coving, power points, telephone point.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

En-suite

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit, panel enclosed bath with mixer taps and shower attachment, extractor fan, tiled splash backs, down lighters, radiator, tiled flooring.

Bedroom 2 10'5" by 9'4" (3m 18cm x 2m 84cm) to wardrobes

Double glazed window with fitted shutters to the rear aspect, storage cupboards, coving, loft access, radiator, power points.

En-suite

3 piece White suite comprising of a low level flush toilet hand wash basin in a vanity unit, shower cubicle with wall mount mains shower and folding doors, shaving point, down lighters, radiator, tiled splash backs, tiled flooring and extractor fan.

Rear garden

Approx 24ft, low maintenance, paved patio area, wood shed, gated rear access to 2 x parking spaces, shingled area, outside light, outside tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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