



## Trinity Road, Southend on sea

COMPLETELY REFURBISHED: Castle Estates Agents are pleased to offer FOR SALE this 4 bedroom semi-detached house with has been greatly improved to a very high standard by this well known builder, this property is situated in this quiet road within easy walking distance to local shops and bus routes.

- 4 Bedrooms
- Off street parking x 2 cars
- Approx 90ft rear garden
- New kitchen
- New boiler
- Completely refurbished
- New carpets
- South facing
- New bathroom
- Chain free

**£349,995 Freehold**

## Front aspect

Crazy paved off street parking x 2 cars, gated side access, double glazed door with frosted leaded glass insets and side panel windows.

## Hallway

Doors to all rooms, radiator, power points, stairs to first floor landing, picture rail, coving, new carpets, down lighters, tiled entrance and large storage cupboard.

## Lounge 15'5" by 11'7" (4m 70cm x 3m 53cm)

Double glazed boxed bay window to the front aspect, radiator, coving, picture rail, ceiling rose, new carpets, cast iron feature fire place with tiled plinth.

## Dining room 11'4" by 10'8" (3m 45cm x 3m 25cm)

Double glazed French door to the rear aspect, new carpets, picture rail, radiator, power points.

## New Downstairs wc

2 Piece White suite comprising of a low level flush toilet, hand wash basin, heated towel rail, tiled walls and flooring, down lighter and extractor fan.

## New Kitchen 14'8" by 9'4" (4m 47cm x 2m 84cm)

Double glazed window to the side aspect and door to the rear aspect, eye level and base level units incorporating roll top work surfaces, stainless steel 1 1/4 bowl sink and single drainer with mixer taps, 4 ring gas hob, fitted oven and over extractor fan, integral fridge freezer, washing machine and tumble dryer, tiled splash backs, power points, tiled flooring and down lighters.

## First floor landing

Doors to all rooms, new carpets.

## Bedroom 1 12'2" by 11'1" (3m 71cm x 3m 38cm)

Double glazed window to the front aspect, new carpets, power points, radiator, tv point.



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### Bedroom 2 12'0" by 9'2" (3m 66cm x 2m 79cm)

Double glazed window to the rear aspect, new carpets, power points, radiator, tv point.

### Bedroom 3 9'5" by 8'2" (2m 87cm x 2m 49cm)

Double glazed window to the rear aspect, new carpets, power points, radiator, tv point.

### Bedroom 4 8'9" by 6'0" (2m 67cm x 1m 83cm)

Double glazed window to the front aspect, new carpets, power points, radiator.

### New bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and wall mounted shower over and glass door, tiled splash backs, heated towel rail, tiled flooring, down lighters, Double glazed frosted window to the side aspect.

### Rear garden

Approx 90ft South facing, mainly laid lawn, mature side boarders, crazy paved patio, gated side access, outside light and tap, 2 x garden sheds to remain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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