



STUART THOMAS
ESTATES



- OUTBUILDING IDEAL FOR HOME WORKING
- THREE BEDROOMS
- ATTRACTIVE LOUNGE
- SPACIOUS KITCHEN/DINER

46 Richmond Street, Southend-on-Sea, Essex, SS2 4NP

£350,000

OPEN HOME SATURDAY 13TH AUGUST. Call for an appointment to view. GUIDE PRICE £335,000 to £350,000 This beautiful 3 bedroom family home has a good size outbuilding ideal for anyone looking to WORK FROM HOME. Very attractive Lounge with a feature fireplace, spacious kitchen/diner, utility area, conservatory and ground floor bathroom.



Property Description

ENTRANCE LOBBY

Double glazed entrance door leads to the entrance lobby. Further glazed door with a stained glass panel and side screen which leads to the:-

ENTRANCE HALL

Stairs to the first floor. Wood flooring. Picture rail and dado rail. Understairs storage cupboard.

LOUNGE

13' 9" x 11' 1" (4.2 into the bay m x 3.4m) This attractive room has a double glazed bay window to the front aspect. Dado and picture rail. Coving and an ornate ceiling rose. Feature fireplace.

KITCHEN/DINER

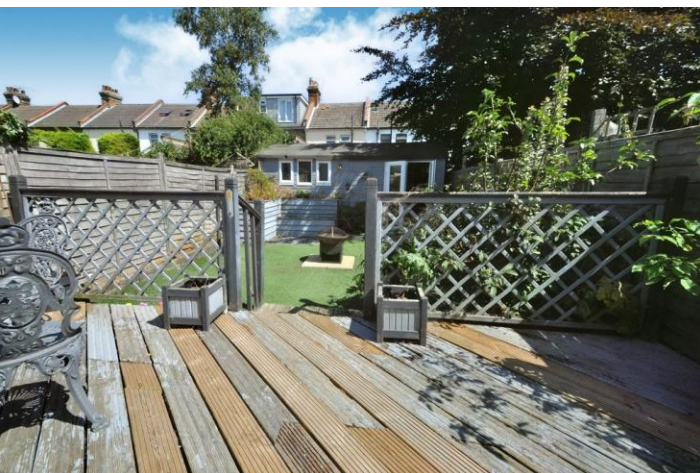
15' 1" x 11' 9" (4.6 max L shapedm x 3.6m) This spacious room has a range of kitchen units fitted at eye and base level with ample work surfaces over. One a a half bowl single drainer sink unit with a mixer tap over. Wall mounted BAXI gas fired central heating boiler. Ceramic hob and a built under oven. Radiator. Some painted wood panelling to the lower half of the walls. Coving. Door leads to the:-

UTILITY AREA

7' 10" x 3' 11" (2.4m x 1.2m) Space and plumbing for a washing machine. Radiator,. Lower half of the walls are wood panelled. Eye level wall cupboards. Coving. Door leads to the conservatory.

CONSERVATORY

12' 1" x 7' 2" (3.7m x 2.2m) Double glazed door and window to the garden. Wood effect flooring.



BEDROOM ONE

16' 4" x 13' 5" (5.0 into the baym x 4.1 into the bay narrowing to 3.5m) Double glazed bay window to the front. A further double glazed window to the front. Double radiator.

BEDROOM TWO

11' 9" x 8' 6" (3.6m x 2.6m) Cast iron fireplace. Built in cupboard to the recess. Double glazed window to the rear. Radiator.

BEDROOM THREE

8' 2" x 6' 10" (2.5m x 2.1m) Double glazed window to the rear. Radiator. Borrowed light from the landing.

BATHROOM GROUND FLOOR

With a 4 piece suite comprising a low level wc vanity wash hand basin panelled bath with a mixer tap with a shower attachment and large shower cubicle.. Two double obscure windows to the rear. Tiled floor. Ceramic tiles to some of the walls. Heated towel rail. Double radiator.

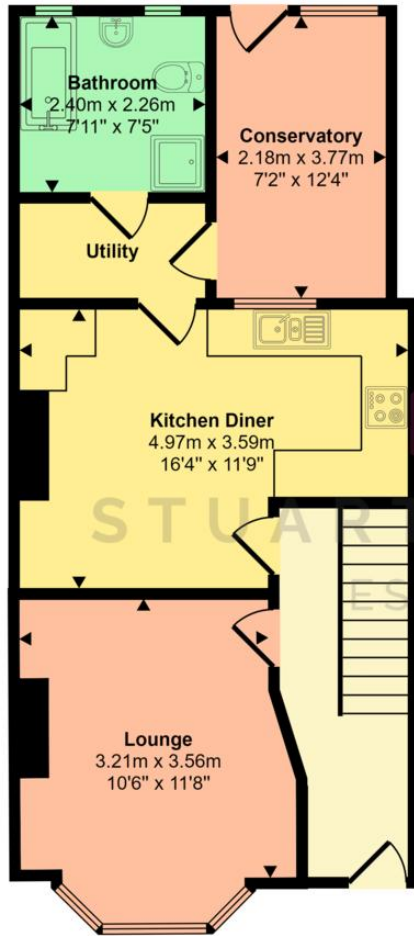
OUTBUILDING

15' 5" x 7' 2" (4.7m x 2.2m) This extremely useful building is ideal in particular if someone is looking to work from home with double glazed french doors and a window. Divided at present into a work space with light and power and a storage area.

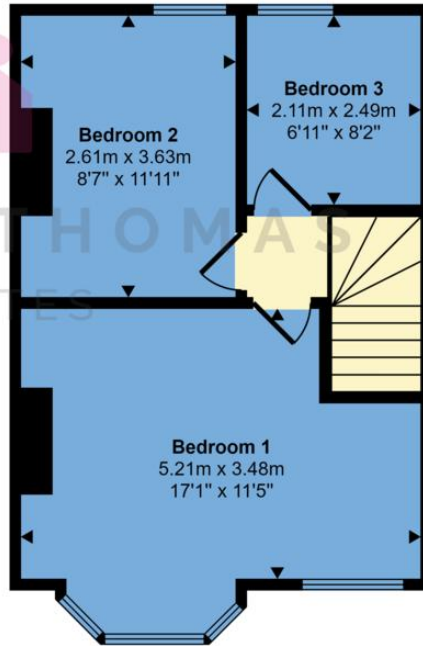
REAR GARDEN

This easily maintained rear garden has a decked area which in turn leads to the artificial lawn.





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements