

## **31 Cambridge Road, Southend-On-Sea, SS1 1ET**

Located within the heart of the Clifftown Conservation Area, we offer for sale this three bedroom Victorian townhouse in need of modernisation. Situated conveniently for access to Southend Central station, and within close proximity of Cliff Gardens and the seafront. We feel this property represents an excellent investment opportunity, and would advise any interested parties to make an immediate appointment to view.



**£450,000 Freehold**

**VICTORIAN TOWNHOUSE**

**THREE/FOUR BEDROOMS**

**RENOVATION REQUIRED**

**CLIFFTOWN CONSERVATION AREA**

**LARGE REAR GARDEN**

**NO ONWARD CHAIN**

Ref: 6689

## ACCOMMODATION COMPRISES;

Approached via original hardwood entrance door into:-

### HALLWAY

Staircase to first floor. Further staircase leading to basement.



### LOUNGE 15' 2" x 14' 8" (4.62m x 4.47m)

Sash bay window to the front aspect. Two wall light points. Tiled fireplace. Coved cornice.



### DINING ROOM 10' 10" x 10' 5" (3.30m x 3.17m)

Sash window to the rear aspect. Tiled fireplace. Picture rail.

### SEPARATE W.C.

Comprising low level w.c. Window to rear aspect.

### BASEMENT

Hardwood entrance door into:-

### HALLWAY

Tiled floor. Understairs storage.



**LOUNGE** 15' 5" x 13' 11" (4.70m x 4.24m)  
Bay window to front aspect. Picture rail. Tiled fireplace.



**KITCHEN** 10' 10" x 10' 5" (3.30m x 3.17m)  
Fitted with a range of base and eye level units. Single bowl sink unit. Cupboard housing hot water cylinder. Two windows to rear aspect. Part glazed door leading to rear garden.



**CLOAKROOM**  
Low level w.c. Window to rear.

## FIRST FLOOR

**BEDROOM ONE** 12' 5" x 11' 10" (3.78m x 3.60m)  
Full height windows and French doors leading to south facing balcony. Tiled fireplace.



**BEDROOM TWO** 10' 10" x 9' 7" (3.30m x 2.92m)

Sash window to rear aspect. Wall mounted wash hand basin.



**BEDROOM THREE** 10' 0" x 6' 5" (3.05m x 1.95m)

Sash window to the front aspect.

**BATHROOM**

Comprising of panelled bath with mixer tap. Pedestal wash hand basin. Fully tiled walls.



**OUTSIDE**

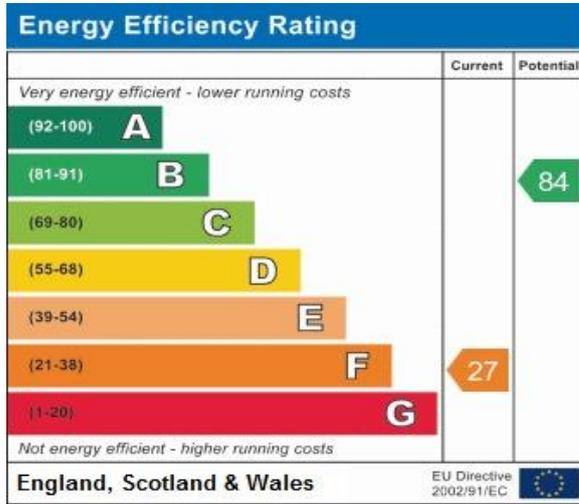
**REAR GARDEN**

Measuring approximately 60' in length. Mainly laid to lawn. Concrete path leading to rear patio area with panelled fencing to boundaries. Rear pedestrian access.



## FRONT GARDEN

Paved front garden with dwarf brick wall and wrought iron railings to boundaries.



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