

49A Queens Road, Southend-on-Sea, SS1 1LT

CLOSE TO TOWN CENTRE. TWO BEDROOMS. PRIVATE REAR GARDEN. We are delighted to offer for sale this well presented two bedroom, ground floor flat located in central Southend and within walking distance of both Southend Central and Southend Victoria mainline stations and within a stone's throw of Southend High Street with its numerous shops, bars and restaurants. The property benefits from full double glazing, gas central heating, modern kitchen and bathroom and private rear garden. Keys held for viewings.



£215,000 Share of Freehold

TWO BEDROOM GROUND FLOOR FLAT

MODERN KITCHEN AND BATHROOM

GAS CENTRAL HEATING

CLOSE TO TWO MAINLINE STATIONS

PRIVATE SOUTH FACING GARDEN

DOUBLE GLAZING

CLOSE TO TOWN CENTRE

NO ONWARD CHAIN

Ref: 6829

ACCOMMODATION COMPRISES;

Approached via UPVC door into communal lobby.
Hardwood entrance door into:

LOUNGE 14' 3" x 11' 2" (4.34m x 3.40m)

Double glazed bay window to front aspect.
Radiator. Wood effect flooring. Smooth finish ceiling. Door to:

INNER HALLWAY

With wood effect flooring. Radiator. Understairs storage. Smooth finish ceiling.



BEDROOM ONE 12' 2" x 9' 4" (3.71m x 2.84m)

Double glazed window to rear aspect. Radiator.
Wood effect flooring. Smooth finish ceiling.



KITCHEN 8' 10" x 6' 11" (2.69m x 2.11m)

Fitted with a range of white base and eye-level units with roll edge work surfaces. Inset single bowl sink unit with mixer tap. Built-in electric oven and hob with extractor canopy over. Plumbing for washing machine. Further appliance space. Double glazed window to side. UPVC door leading to rear garden.



BATHROOM

Comprising panelled bath with mixer tap and shower attachment with glass screen. Vanity unit with inset wash hand basin. Low-level w.c. Fully tiled walls. Chrome heated towel rail. Opaque double glazed window to side aspect.



BEDROOM TWO 9' 10" x 9' 7" (2.99m x 2.92m)

Double glazed window to rear. Radiator. Fitted carpet. Smooth finish ceiling.



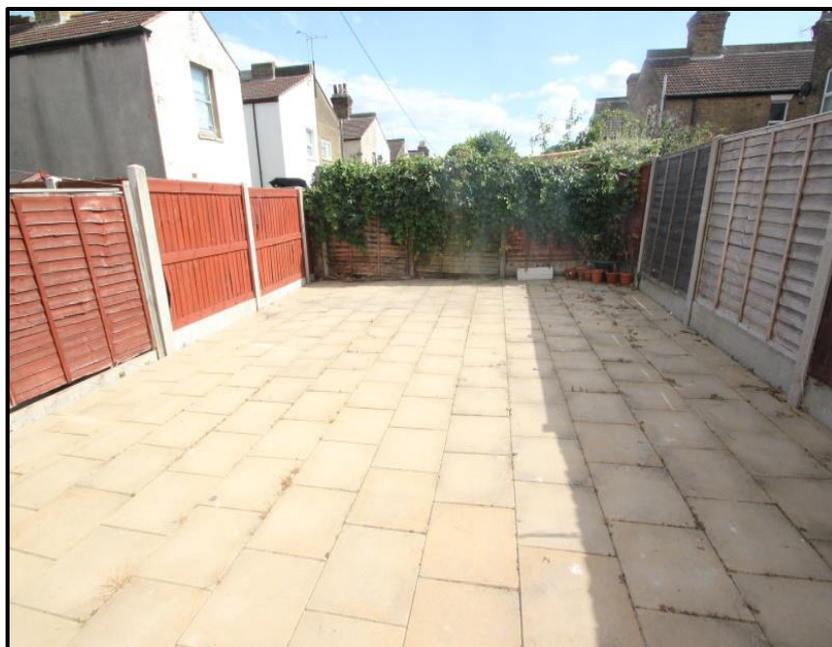
REAR GARDEN

Paved south facing rear garden with wood panelled fencing to boundaries with covered side access providing ideal storage for bikes, garden furniture etc.

GENERAL INFORMATION

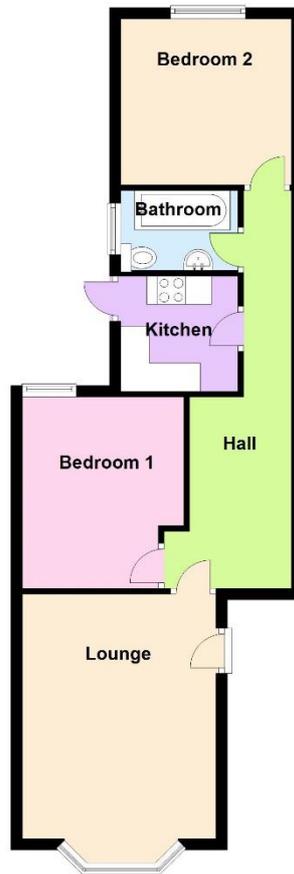
EPC Rating - D

Council Tax Band - A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



49 Queens Road, Southend on Sea

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