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26 Marlborough Road, Southend-On-Sea, SS1 2UA

Price Guide £450,000

GUIDE PRICE £450,000 to £475,000. We are favoured with instructions as sole agents to offer for sale this three bedroom semi detached family house being situated within a sought after location, within close proximity to Southchurch Park, Southend East railway station and Seafront. The ground floor offers a spacious lounge and an open plan kitchen/diner, separate utility and ground floor shower room/wc. To the first floor are three bedrooms and a bathroom/wc. The front garden has a shared drive leading to a detached garage, with the rear garden being approximately 80' in length. There is gas central heating and double glazing and no onward chain.

Upvc porch with tiled flooring, double glazed door with opaque coloured leaded window and fan lights to:

Entrance Hall

Carpeted, wall papered walls to coved ceiling, feature opaque coloured leaded double glazed window to side, under stairs storage/meter cupboard, radiator, wall mounted thermostat. stairs to first floor, doors off on to:

Lounge 15'3 in to bay by 13'3 to alcove (4.65m in to bay by 4.04m to alcove)

Carpeted, wall papered walls, to coved ceiling, feature gas coal effect fire place with limestone surround and marble inset and hearth, radiator, ceiling rose, double glazed bay windows to front with opaque coloured leaded double glazed fan lights, radiator:

Dining Area 14'2 to bay by 9 '4 to alcove (4.32m to bay by 2.74m '1.22m to alcove)



Carpeted, wall papered walls, double glazed bay windows to rear, feature exposed brick chimney breast, radiator.

Kitchen 10'1 by 10'7 (3.07m by 3.23m)



Fitted with a range of cupboard and drawer base

units and eye level wall cupboards with rolled top work surfaces and tiled splashbacks, built in Neff hob with electric oven and grill under, and concealed extractor over, integrated upright fridge/freezer, integrated dishwasher, cupboard housing boiler, stainless steel sink unit with one and a half bowl single drainer and mixer tap, recessed spot lights, double glazed window and door leading to :

Utility 3'3 by 4'7 (0.99m by 1.40m)



Tiled flooring, smooth plastered walls, radiator, opaque double glazed window to side, recess and plumbing for washing machine with shelf above, double glazed window and part double glazed door to rear garden, door from utility to

Ground Floor Shower Room/W.C. 6'7 by 2'5 (2.01m by 0.74m)

Independent tiled shower cubicle with electric shower, close coupled push button flush W.C., wash hand basin, tiled flooring and walls, extractor, wall mounted Dimplex fan heater and heated towel rail, recessed spotlights.

First Floor Landing

Opaque coloured leaded double glazed window to side, carpeted, wall papered walls, access to loft, doors off on to :

Bedroom One 15'8 by 10'2 plus wardrobes (4.78m by 3.10m plus wardrobes)



Carpeted, wall papered walls to coved ceiling, double glazed bay window to front with opaque coloured double glazed fan lights over, ample fitted floor to ceiling wardrobes with built in drawer dresser unit with mirror and lighting, radiator:

**Bedroom two 12'5 by 10'4 plus wardrobes
(3.78m by 3.15m plus wardrobes)**



Carpeted, wall papered walls, recessed spotlights, double glazed window to rear, radiator., built in wardrobes to alcove with fitted over head storage, sink unit:

Bedroom Three 9'2 by 7'5 (2.79m by 2.26m)



Carpeted, wall papered walls, double glazed window to front with opaque coloured leaded double glazed fan lights, recess spotlights, built in wardrobe with over head storage, radiator:

Bathroom 7'8 max by 5'2 max (2.34m max by 1.57m max)



Panelled bath with electric shower over, shower rail and curtain, pedestal wash hand basin, chrome heated towel rail, vinyl flooring, tiled walls, built in cupboard housing immersion with shelf over, wall mounted Dimplex fan heater, opaque double glazed windows to rear.

W.C.

Low level W.C., tiled flooring, artexed walls, opaque double glazed window to rear.

Externally



Front garden with pathway to entrance, property mainly shingled with flower and shrub features with shared side access leading to rear garage and gate leading to rear garden.

Rear garden approximately 80' in length, being mainly crazy paved with flower and shrub borders, aluminium storage shed with further timber summer house, fencing to boundaries.

UPVC entrance porch with tiled flooring and opaque coloured double glazed leaded fan lights, UPVC front door with double glazed opaque coloured led windows to:

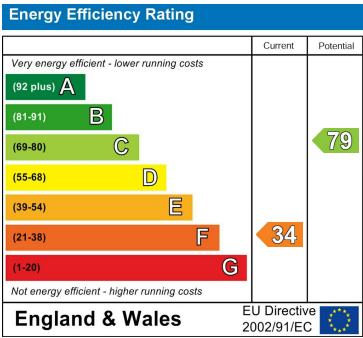
Floor Plan



Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.