



STUART THOMAS
ESTATES



- 3 BEDROOMS
- CONVENIENTLY LOCATED NEAR TO LOCAL SHOPS AND A PRIMARY SCHOOL
- GOOD SIZED GARDEN WITH SUMMERHOUSE

27 Philpott Avenue, Southend-on-Sea, Essex, SS2 4RJ

Guide Price £300,000

Stuart Thomas invite you to view this 3 bedroom terraced house which is located in a convenient location near to local shops and a primary school as well as being within easy reach of the A127. The property would suit both First Time Buyers and young families looking to put their own stamp on a property.

Property Description

PORCH

Entrance to the brick built porch is via a double glazed patio door.

HALL

Entrance to the property is via a half glazed UPVC front door with obscure glass. Alarm pad. Stairs to first floor. Understairs cupboard as well as useful understairs storage which is currently housing a tumble dryer with venting to the outside as well as the gas meter. Radiator Carpet.

LOUNGE

13' 09" x 11' 10" (4.19m x 3.61m) The lounge features a fireplace with mahogany surround, marble back and hearth with a gas fire. Double doors lead to the dining room. Double glazed window to front. Radiator. Carpet.

DINING ROOM

9' 02" x 8' 11" (2.79m x 2.72m) The dining room has double glazed patio doors leading to the garden as well as a door to the kitchen. Carpet.

KITCHEN

11' 1" x 8' 11" (3.38m x 2.72m) The kitchen has a range of eye level and base units with rolled top work surfaces over and a stainless steel sink and drainer as well as a useful large larder cupboard. Plumbing for a washing machine. Space for fridge freezer and cooker. Double glazed window to the rear with adjacent door leading to the garden.

LANDING

The landing offers access to the loft which the vendor advises has a pull down loft ladder, a light and is part boarded. Carpet.





BEDROOM ONE

12' 01" x 11' 11" (3.68m x 3.63m) The master bedroom has a built in cupboard. Double glazed window to the front. Radiator. Carpet.

BEDROOM TWO

12' 1" x 8' 10" (3.68m x 2.69m) A further double bedroom which has built in wardrobes to one wall one of which houses the combi boiler. 2 double glazed windows to the rear. Carpet.

BEDROOM THREE

10' 0" x 8' 10" (3.05m x 2.69m) Built in wardrobe (included in room dimensions). Double glazed window to the front. Carpet.

BATHROOM

The bathroom comprises of a 4 piece suite with bath, separate shower cubicle with electric shower, pedestal hand wash basin and low level WC. Double glazed window to the rear with obscure glass. The bathroom is tiled to all visible walls in the shower and bath area. Spotlights. Radiator.

FRONT GARDEN

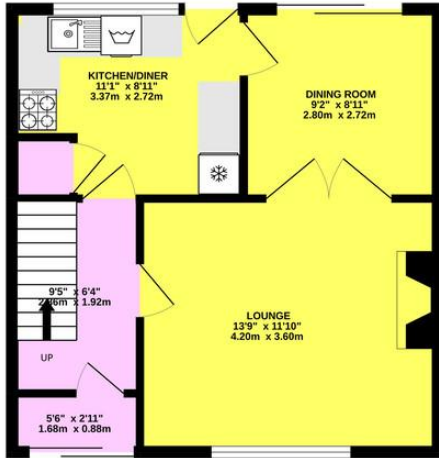
The front garden is laid to lawn with mature shrubs. There is personal access to the rear of property and scope to provide off street parking subject to planning permission.

REAR GARDEN

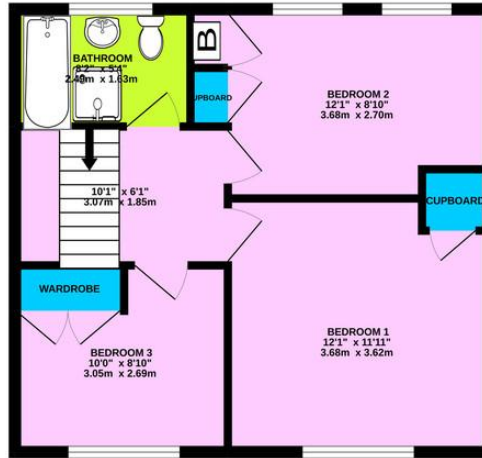
Approximately 60 foot (unmeasured) the garden is laid to lawn with a small patio area and Summerhouse to the rear. There is a brick built shed with power and the outside WC has been modernised and is fully operational. There is also an additional storage area next to the WC. Personal access to



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the front of the property.

GENERAL

The property is a Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		

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