



St Luke's Road, Southend on sea

ITS GOT THE LOT: Castle Estate agents are pleased to offer FOR SALE this lovely 3 BEDROOM END OF TERRACED house set on this sought after road within easy walking distance to LOCAL SHOPS, bus routes, LOCAL SCHOOLS and STATION. This property has many benefits including OFF STREET PARKING for 3 CARS.

- 3 bedrooms
- Separate dining room
- 2 x Bathrooms
- Walk to Station
- Sun room
- End of terraced house
- Off street parking x 3 cars
- Walk to local schools
- Walk to Local shops
- Chain free

£375,000 Freehold

Front aspect

Paved off street parking for two cars, shrub borders, hardwood entrance door with frosted glass insets and side panel windows leading into:

Hallway

Stairs leading to first floor landing with new carpets, radiator, double glazed frosted leaded stained glass window to side aspect, under stair cupboard, tiled flooring, doors to all rooms:

Lounge 13' 2" by 11' 4" (4m 1cm by 3m 45cm), (I)

Double glazed window to front aspect with fitted blinds, radiator, ceiling rose, coving, tiled flooring, feature fire place with wood surround, power points and tv point.

Dining room 13' 2" by 11' 4" (4m 1cm by 3m 45cm), (I)

Radiator, ceiling rose, coving, tiled flooring, feature fire place, power points, tv point open to:

Sun room 8' by 8' (2m 44cm by 2m 44cm), (I)

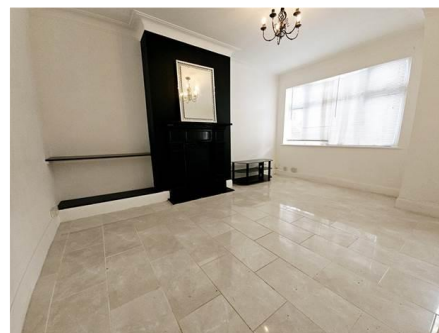
Double glazed French doors to rear aspect, tiled flooring, power points, vertical radiator, door to:

Downstairs shower room

3 Piece White suite, low level flush toilet, hand wash basin with mixer taps, shower cubicle with wall mounted electric shower, fully tiled, tiled flooring, double glazed frosted window to rear aspect, radiator, shaver point.

Kitchen 16' by 6' (4m 88cm by 1m 83cm), (I)

A range of White wall and base units with roll top work surfaces incorporating composite bowl sink and drainer unit with mixer taps and tiled splash backs, integrated oven, ceramic hob with extractor hood over, space for fridge/freezer, washing machine and dish washer, double glazed window to side aspect and door to rear aspect, spotlights, power points, tiled flooring, breakfast bar, storage cupboard with wall mounted boiler.



First floor landing

Double glazed frosted leaded stained glass window to side aspect, new carpets, loft access, doors to all rooms.

Bedroom 1 15' 4" by 11' 5" (4m 67cm by 3m 48cm), (I)

Double glazed window to front aspect, radiator, power points, new carpets.

Bedroom 2 12' 8" by 11' 5" (3m 86cm by 3m 48cm), (I)

Double glazed window to rear aspect, radiator, power points, new carpets.

Bedroom 3 8' 3" by 6' 1" (2m 51cm by 1m 85cm), (I)

Double glazed window to front aspect, radiator, power points, new carpets.

Bathroom room

Three piece White suite comprising paneled bath with mixer taps and shower attachment over, free standing wash hand basin with mixer taps and low level w.c, tiled flooring, double glazed frosted window to rear aspect, heated towel rail, fully tiled splash backs and storage cupboard.

Rear garden

Approx 80ft rear garden, paved patio area leading to laid to lawn, large wood shed, gated side access to side aspect and double gated sliding doors to side aspect, outside tap, outside light.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

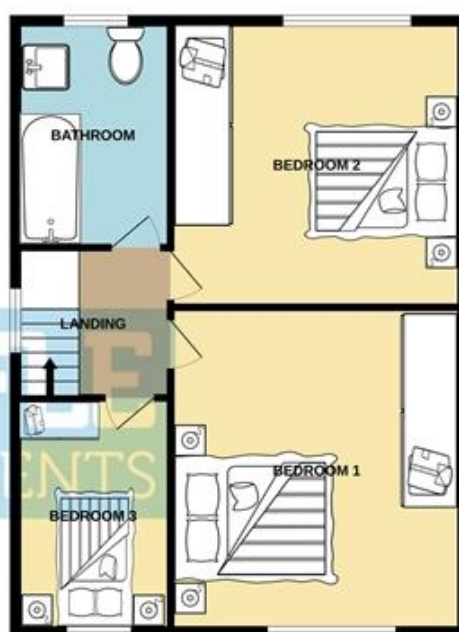


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GROUND FLOOR

1ST FLOOR



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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