

## CONISTON

SOUTHEND-ON-SEA, SS2 6SL

**GUIDE PRICE £300,000**  
**FREEHOLD**

\* £300,000 - £325,000 - PERFECT FIRST TIME PURCHASE - POSITIONED IN A QUIET, YET CONVENIENT CUL-DE-SAC. BOASTING OFF-STREET PARKING, A LOW MAINTENANCE REAR GARDEN AND WELL MAINTAINED INTERIORS. POSITIONED WITHIN CLOSE PROXIMITY OF WONDERFUL AMENITIES AND WELL REGARDED SCHOOLS.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# CONISTON

- Two double bedroom terraced house
- Off-street parking
- Quiet cul-de-sac location
- Beautifully maintained low maintenance rear garden
- Fantastic open-plan living accommodation
- Sought after location on the doorstep of numerous amenities
- Close to well regarded schools
- Within easy reach of Southend Airport alongside train station and retail park
- Well presented interiors throughout
- A fantastic first time purchase which must be viewed to be appreciated



Nestled within a quiet cul-de-sac on the Southend/Eastwood borders, this charming two-double-bedroom mid-terraced home presents the perfect opportunity for first-time buyers to take their first step onto the property ladder. Offering a blend of modern convenience and family-friendly living, the property is ideally placed within easy reach of a wealth of local amenities, shops, and highly regarded primary and secondary schools. Excellent transport links are close by, with Southend Airport just minutes away—providing flights to popular destinations, as well as a nearby retail park and train station offering direct access into central London.

To the front, the property benefits from off-street parking, while to the rear lies a low-maintenance 36ft garden, perfect for relaxing or entertaining.

Inside, a secure entrance porch opens into a bright and spacious open-plan layout, seamlessly combining the lounge, dining, and kitchen areas. Flooded with natural light, this versatile space creates an inviting hub for day-to-day living. Upstairs, the first floor hosts two generously sized double bedrooms along with a well-appointed family bathroom.

This home represents an exciting opportunity to secure a well-located property in a desirable area, making it a must-see for buyers seeking comfort, convenience, and excellent value.

**Two bedroom terraced house**

**Entrance porch**

**Lounge area**

**Dining area**

**Kitchen area**

**Stairs to first floor**

**Bedroom one**

**Bedroom two**

**Bathroom**

**36' rear garden**

**Off-street parking**

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## ADDITIONAL INFORMATION

**Local Authority** – Southend

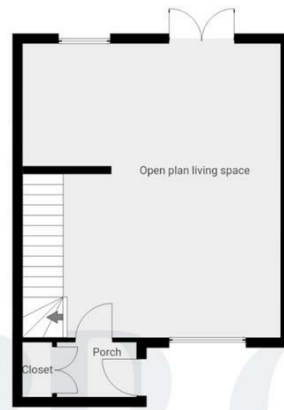
**Council Tax** – Band C

**Viewings** – By Appointment Only

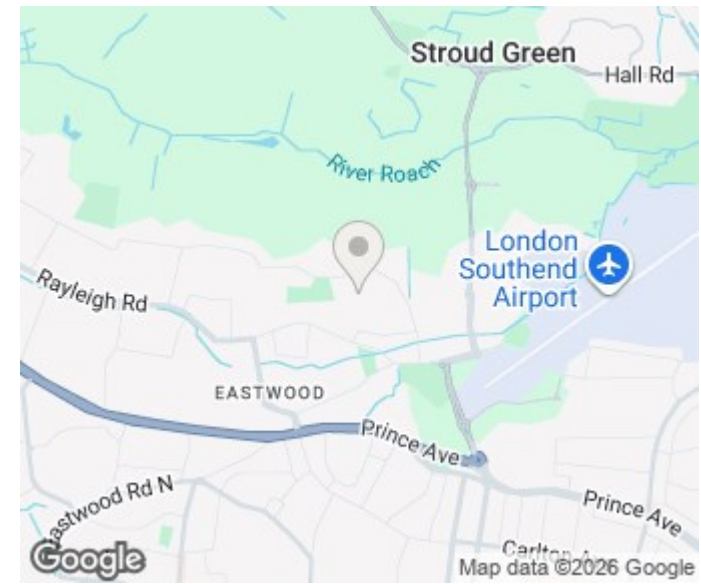
**Floor Area** – sq ft

**Tenure** – Freehold





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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