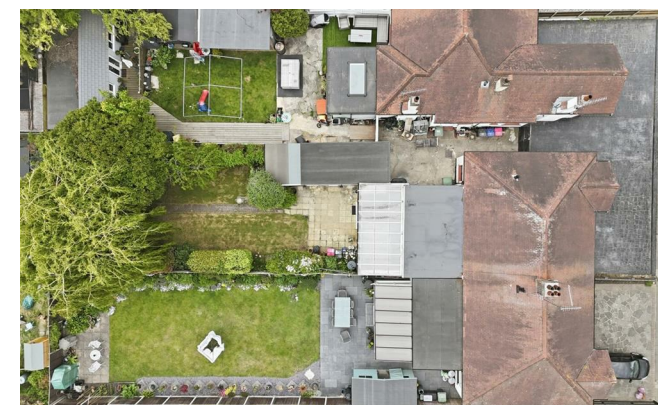


**HS HAIR & SON**



## Bournemouth Park Road, Southend-on-Sea Guide Price £330,000 - £350,000 Freehold

- 2 bedrooms
- Off-road parking available
  - Tree-lined street
- Ideal for first-time buyers
- Close to local amenities
- Semi-detached bungalow
  - Includes a garage
- Good condition throughout
  - No onward chain
  - Viewing recommended





**\*\*£330,000 - £350,000\*\***

Located in Bournemouth Park Road, Southend-On-Sea, this delightful semi-detached bungalow offers a wonderful opportunity for first-time buyers or for those looking to downsize who are seeking a comfortable and inviting home. This bungalow also possesses great potential throughout, this could be altering the current configuration to open plan the kitchen and living space or there could be possibility to extend.

The bungalow features a spacious reception room, perfect for relaxing or entertaining guests. The property is presented to a good standard, ensuring that you can move in with ease and start enjoying your new home right away. The well-maintained interior is complemented by the exterior, which boasts off-road parking with a convenient driveway and a garage, providing ample space for your vehicles and additional storage. To the rear you have a stunning garden combining an immediate paved patio area, with the remainder grass laid to lawn. The garden also features a garden shed and a garage.

Situated on a tree-lined part of the road, this bungalow benefits from a peaceful setting, The surrounding area offers a variety of local amenities, parks, and transport links, making it a practical choice for everyday living.

This bungalow presents appealing features and a prime location, it is an excellent choice for anyone looking to embark on their homeownership journey. Do not miss the chance to make this lovely bungalow your own.



**Energy Efficiency Rating**

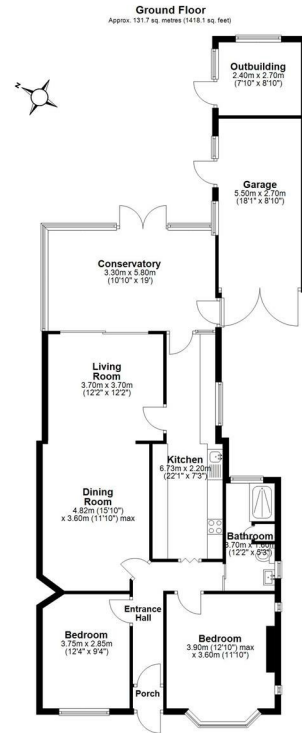
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Local Authority  
Council Tax Band C  
EPC Rating C



Total area: approx. 131.7 sq. metres (1418.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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