



**Southend Road
Great Wakering
Southend-on-Sea
Essex
SS3**

Offers in Excess of £398,000

bettermove

Southend Road

Southend-on-Sea

Bettermove are proud to present this 3 bedroom semi-detached house in Great Wakering.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway, double length covered car port and detached garage.

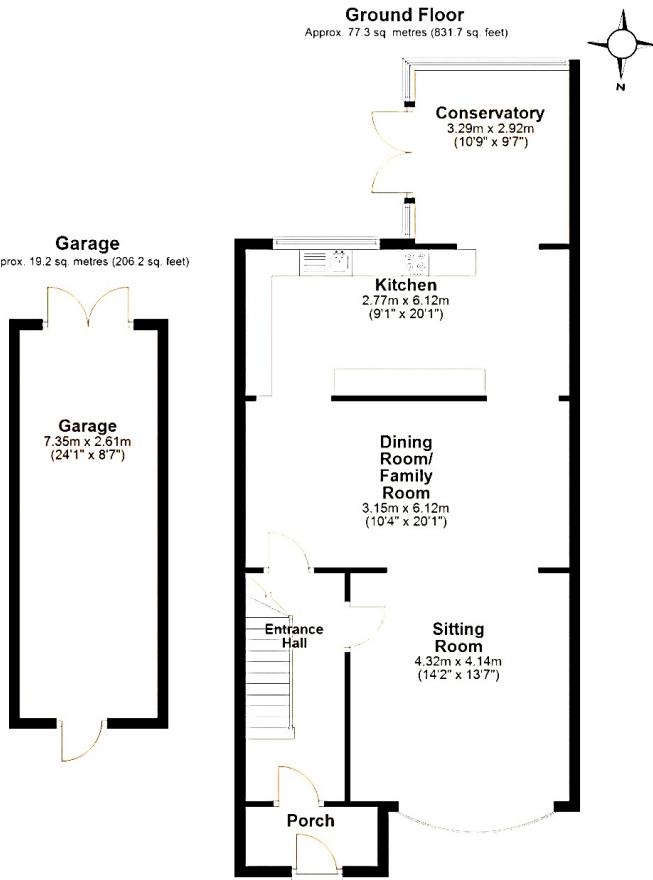
The council tax band is D.

The interior of this beautifully presented property, with characterful features throughout, comprises a spacious living room, dining room, fitted kitchen, and conservatory on the ground floor. The first floor consists of two double bedrooms, a study room, and family bathroom, with the third bedroom located on the second floor. Outside, the property boasts a large, south facing rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

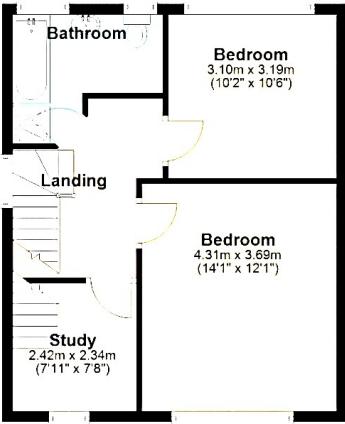
Located in the popular coastal village of Great Wakering, Southend-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Thorpe Bay Train Station, a variety of local bus routes, and quick access to London Southend Airport.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





First Floor
Approx. 46.0 sq. metres (494.7 sq. feet)



Second Floor
Approx. 20.4 sq. metres (219.3 sq. feet)



Total area: approx. 162.8 sq. metres (1752.0 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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