

HUNT ROCHE

The Estate Agent



Asking Price: £215,000

37 Jones Close, Southend-on-Sea, Essex, SS2 6PF



Offered with No Onward Chain, this three-bedroom home represents an excellent opportunity for purchasers looking to undertake a comprehensive refurbishment project.

The accommodation provides a spacious Living/Dining Room, Kitchen, additional Reception, Ground Floor WC, three Bedrooms and Bathroom.

IMPORTANT: Due to the non-standard construction, prospective purchasers should be cash buyers or have confirmed with their mortgage lender/broker that they are able to obtain finance on this type of property before arranging a viewing.



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.
Made with Metropix ©2026

IMPORTANT INFORMATION: NON-STANDARD CONSTRUCTION

We understand that the property is of non-standard construction.

This means that the property has been constructed using a method or materials that differ from traditional brick and/or block construction. Properties of this type may not meet the lending criteria of all mortgage providers, and the availability and terms of mortgage finance can vary between lenders.

Interested parties should therefore either be cash purchasers or, before incurring any costs or making an offer, obtain confirmation from their mortgage lender or suitably qualified mortgage broker that they are able to obtain finance on this particular type of non-standard construction.

Hunt Roche has not verified the suitability of the property for mortgage purposes and purchasers should rely upon their own lender, surveyor and/or professional adviser in this respect.

CONDITION: The property requires extensive modernisation and remedial works throughout. Prospective purchasers are advised to satisfy themselves as to the nature and extent of any works required through their own inspection and, where appropriate, a suitably qualified surveyor.

The Accommodation Comprises

Entrance: uPVC double glazed obscure coloured leadlight inserts to;

Hall: 8' x 2'11" (2.44m x 0.9m) Door to Dining Room. Further Door to ground floor Wc. Textured ceiling.

Ground Floor WC: 8' x 3' (2.44m x 0.91m) High level uPVC double glazed window to front aspect. Low level WC and wash hand basin. Wall mounted mirrored cabinet and glass shelf. Exposed pipework. Signs of damp/mould visible to walls and ceiling. Textured ceiling.

Dining Room: 19'1" (5.82) (incl staircase) x 8'3" (2.51) Almost full-height double glazed window to front aspect. Turned staircase rising to the First Floor with storage cupboard beneath. Open access to Kitchen and multi-pane glazed door to Living Room. Radiator. Timber panelled wall and ceiling.

Living Room: 20'6" x 11'2" (6.25m x 3.4m) Sliding double glazed doors opening onto the Garden. Feature fireplace with decorative surround. Servery to Kitchen. Radiator. Section of ceiling currently open/exposed and requiring remedial works.

Kitchen: 15'10" x 7'7" (4.83m x 2.3m) Double glazed window and door to rear. Eye and base level units with work surfaces incorporating inset sink unit. Eye level double oven, electric hob and concealed extractor. Space for under-counter appliance. Concealed upright fridge/freezer. Tiled splashbacks. Servery through to Living Room. Textured ceiling.

Landing: 11'1" (3.38) (including staircase) x 6'6" (1.98) Staircase with metal balustrade. Cupboard housing wall mounted Potterton boiler. Access to Bathroom and Bedrooms. Textured ceiling.

Bedroom One: 14'11" x 7'9" (4.55m x 2.36m) uPVC double glazed window to rear aspect. Textured ceiling.

Bedroom Two: 11'3" x 11'1" (3.43m x 3.38m) uPVC double glazed window to rear aspect. Textured ceiling.

Bedroom Three: 7'11" x 7'10" (2.41m x 2.4m) uPVC double glazed window to front aspect. Door to recessed cupboard. Textured ceiling.

Bathroom: 9' (max) x 4'3" (2.74m (max) x 1.3m) Obscure uPVC double glazed window to front aspect. Panelled bath with electric shower over, vanity wash hand basin and low level WC. Part tiled walls. Radiator. Textured ceiling.

Garden:

Enclosed by boundary fencing and brick walling. Gated access to the rear walkway.

Council Tax Band B

PRELIMINARY DETAILS - AWAITING VERIFICATION





THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 9/7/2026