



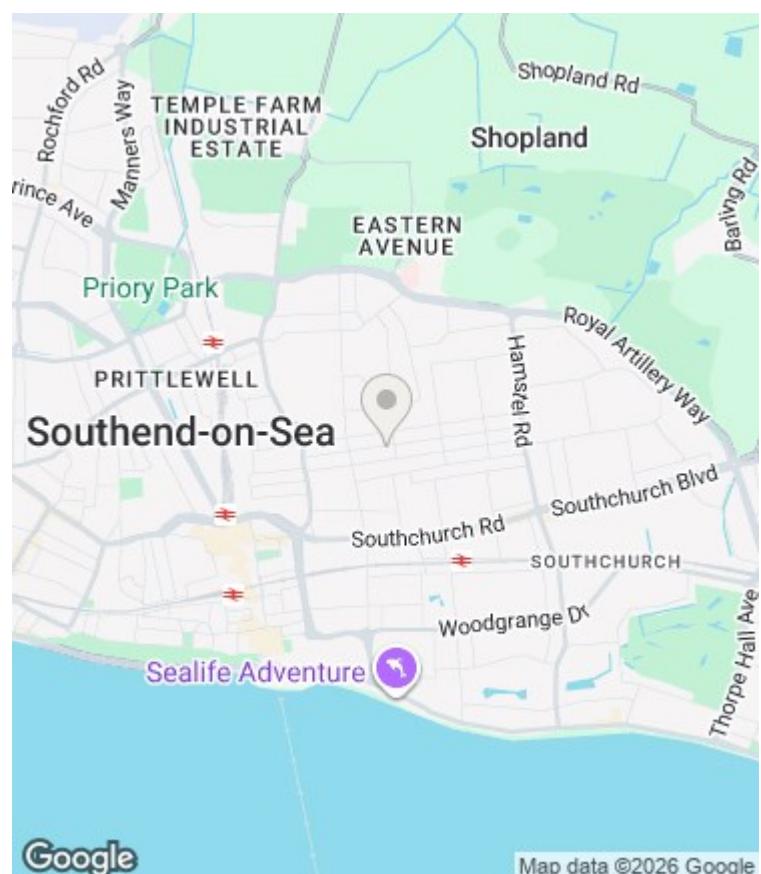
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

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

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



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POPULAR RESIDENTIAL LOCATION

TWO DOUBLE BEDROOM PLUS NURSERY / STUDY

APPROXIMATE 60' SOUTH BACKING REAR GARDEN

SOUTHEND TOWN CENTRE 0.9 MILES

FITTED KITCHEN WITH APPLIANCES

NO ONWARD CHAIN

LARGE LOUNGE / DINER WITH BAY WINDOW

SOUTHEND EAST TRAIN STATION 0.8 MILES

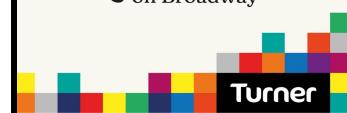
CLOSE TO A WEALTH OF AMENITIES & THE HAMSTEL SCHOOLS

REPLACEMENT GAS COMBI BOILER

Central Avenue, Southend on Sea

£280,000

20
years
on Broadway



WHAT & WHERE - LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA WITHIN CLOSE PROXIMITY OF THE HAMSTEL SCHOOLS, SOUTHEND EAST TRAIN STATION, THE CITY CENTRE AND SEAFRONT, THIS SPACIOUS TWO DOUBLE BEDROOM PERIOD HOME. OFFERING A NURSERY / STUDY, LARGE LOUNGE / DINER, FITTED KITCHEN WITH APPLIANCES, APPROXIMATE 60' SOUTH BACKING GARDEN AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

WHY - OFFERING IN OUR OPINION A GREAT FIRST PURCHASE, OR FOR THOSE LOOKING TO TAKE THE NEXT STEP ON THE PROPERTY LADDER, THIS PROPERTY MAY ALSO WORK FOR A PROPERTY INVESTOR.



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Turner Sales & Lettings



ENTRANCE HALL
12'10" x 3'

LOUNGE / DINER
24'8" into bay x 11'1"

FITTED KITCHEN
9'11" x 8'11"

LANDING
13'3" x 5'7"

BEDROOM ONE
14'8" x 9'4"

BEDROOM TWO
11'7" x 8'9"

NURSERY / STUDY
9'12 maximum x 6'1" maximum reducing to 4'6"

BATHROOM
10'2" x 4'4"

SOUTH BACKING REAR GARDEN
approximately 60'

NO ONWARD CHAIN

