



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663
e: residential@sorrellproperty.co.uk
www.sorrellproperty.co.uk



10 Priory Avenue, Southend-On-Sea, SS2 6LD

£330,000

We are favoured with instructions as sole agents to offer for sale this spacious end of terrace family house being situated in a popular location close to Prittlewell railway station and Priory park and having convenient access to Southend city centre. The ground floor provides two good size reception rooms and a fitted kitchen with the first floor having three bedrooms and a shower room with separate wc. There is gas central heating via radiators and double glazing throughout. No onward chain.

Entrance hall

Opaque double glazed windows to front, stairs to first floor, wall papered walls to coved ceiling, picture rail, dado rail, ceiling rose radiator, wall mounted thermostat, under stairs storage/meter cupboard, door off onto:

Lounge 15'9" x 11'6" (4.81 x 3.51)



Double glazed bay windows to front, carpeted, wall papered walls, picture rail, shelving to alcove, radiator, ceiling rose:

Dining room 12'6" x 10'1" (3.83 x 3.09)

Double glazed picture window overlooking rear garden, carpeted, wall papered and artexed walls, fire place:

Kitchen 14'5" x 8'2" max (4.4 x 2.49 max)



Fitted with a range of cupboard and draw base units and eye level wall cupboards, rolled top work surfaces with splash backs, built in electric hob with electric oven under and concealed extractor over, stainless steel sink unit with single bowl, single drainer and mixer tap, recess and plumbing for washing machine, space for upright fridge freezer, wall mounted boiler serving gas central heating and domestic hot water system, vinyl flooring, double glazed window to rear, door to rear garden:

First floor landing

Access to loft, carpeted, wall papered walls, dado rail, doors off onto:

Bedroom One 15'10" x 10'6" (4.85 x 3.22)



Double glazed bay windows to front, carpeted, wall papered walls, radiator, picture rail:

Bedroom Two 12'9" x 10'8" (3.89 x 3.27)



Double glazed windows to rear, wall papered walls, radiator

Bedroom Three 9'3" x 10'8" (2.83 x 3.27)

Double glazed window to front, carpeted, wallpapered walls

Shower room



Independent tiled shower cubicle with built in thermostatic controls, wash hand basin vanity unit with cupboards under, towel rail, tiled flooring and walls, opaque double glazed window to rear

WC

Closed coupled push button flush wc, tiled flooring, opaque double glazed window to rear:

Externally



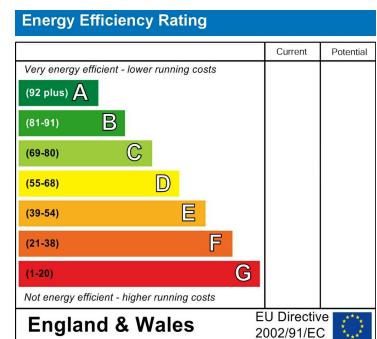
There is a paved front garden with brick wall to front boundary. The rear garden is approximately 55 feet in length and has a patio area to the immediate rear with the remainder being mainly laid to lawn, brick built storage shed, fencing to boundaries.

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

Call us on **01702 433663** to view this property or visit sorrellproperty.co.uk for more details

