



\* £310,000 - £325,000 \* No Onward Chain \* Three bedroom semi-detached house in Westcliff-on-Sea close to well-regarded Grammar Schools, travel links and Southend University Hospital. Offering two reception rooms and a larger than average rear garden.

- Semi-Detached House Presented with No Onward Chain
- Spacious Lounge and Additional Dining Room
- Good-Sized Kitchen/Diner
- Three Good Sized Bedrooms
- Convenient Location Close to Amenities
- Larger Than Average Rear Garden
- Plenty of Storage Space
- Fantastic Opportunity to Improve and Extend (STPP)
- Double Glazing and Gas Central Heating
- Easy Reach of Sought After Grammar Schools

## Carlton Avenue

Westcliff-on-Sea

**£310,000**

Price Guide





# Carlton Avenue



New to the market and offering no onward chain is this good-sized, semi-detached family home in Westcliff-on-Sea. The property is in need of modernisation, offering a blank canvas for a new owner to make the property their own. Internally, the ground floor accommodates an inviting entrance hall, a spacious lounge that leads to a separate dining room, as well as a kitchen. There are two double bedrooms, one single bedroom, ample storage space and a three piece shower room to the first floor. Externally, the property presents a large laid to lawn garden.

Carlton Avenue is a popular residential road in Westcliff-on-Sea, within walking distance of Southend University Hospital and well-regarded schools. There are bus connections and access to the A127 close to hand, whilst two major train lines are within the area. The location is also within close proximity of London Southend Airport and the city centre.

## Three Bedroom Semi-Detached House

### Entrance Hall

### Lounge

14'9 x 12'4

### Dining Room

9'6 x 8'9

### Kitchen

13'7 x 8'9

### Landing

### Bedroom One

12'1 x 12'0

### Bedroom Two

12'1 x 9'0

### Bedroom Three

8'10 x 7'10

### Three Piece Shower Room

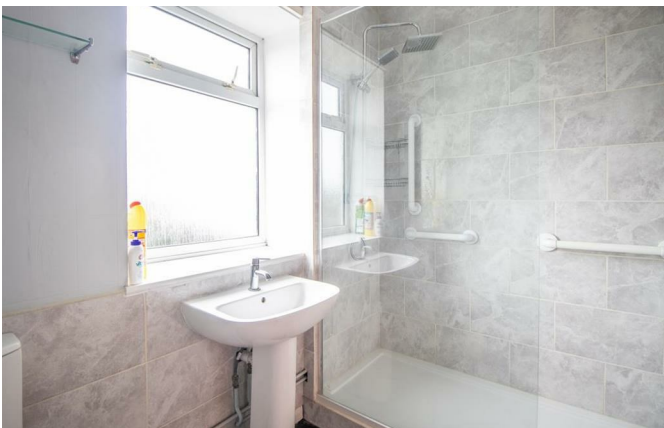
8'1 x 5'7

### Storage

### Garden

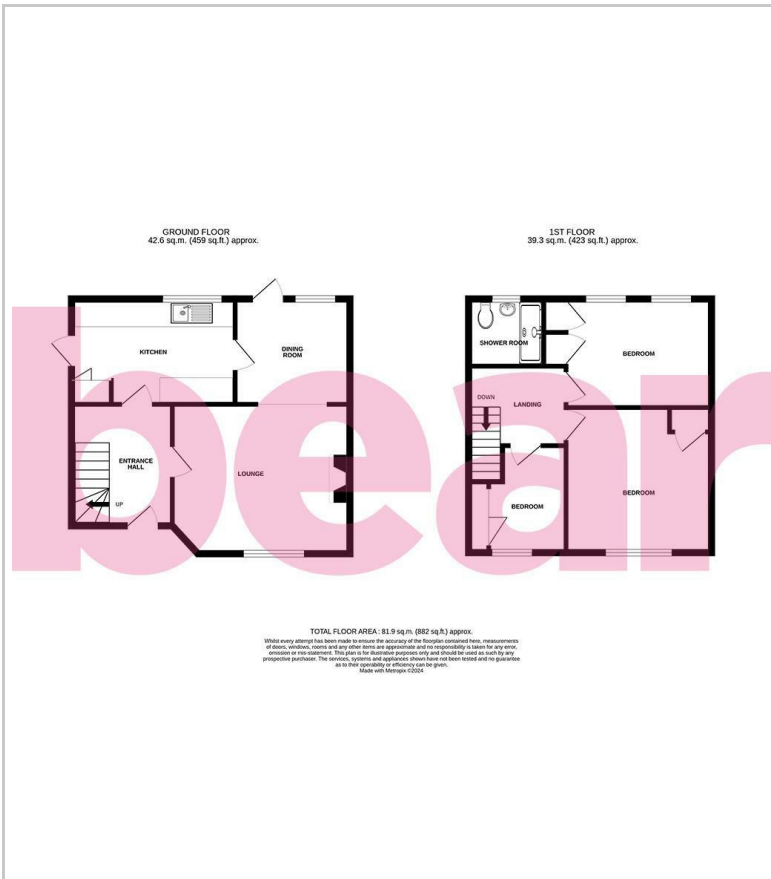




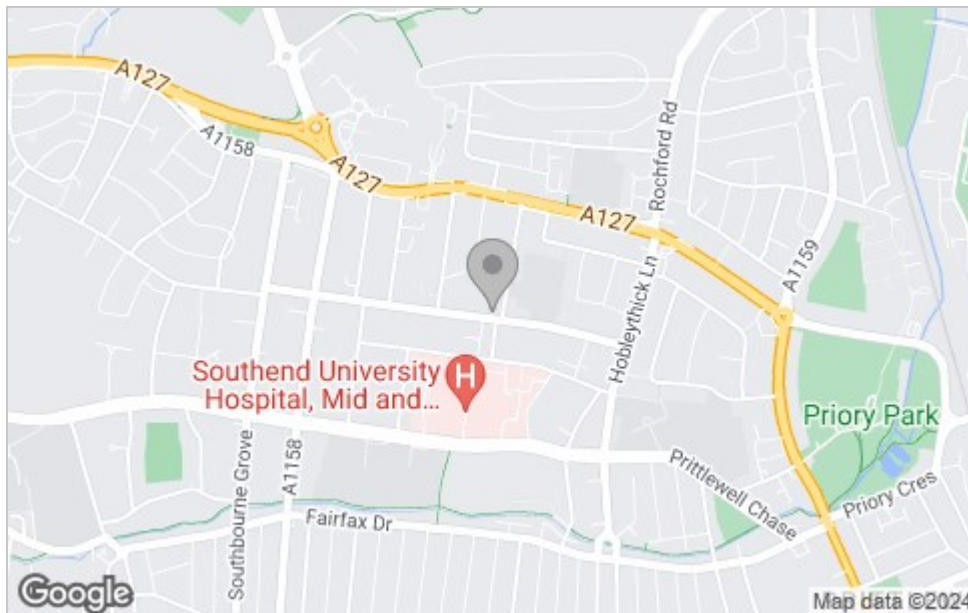




## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

