



\* £170,000 - £180,000 \* No Onward Chain \* Two bedroom ground floor flat benefiting from having a private garden and access to off-street parking to the rear. Located in prime position of popular amenities, bus links, the A127 and two major train lines serving London.

- No Onward Chain
- Ground Floor Flat
- Open Plan Living Space
- Good-Sized Kitchen
- One Double Bedroom
- One Single Bedroom
- Three Piece Bathroom
- Low-Maintenance Garden
- Off-Street Parking to the Rear
- Double Glazed and Gas Central Heating

## South Avenue

Southend-on-Sea

**£170,000**

Price Guide



# South Avenue



New to the market and offering no onward chain is this two bedroom ground floor flat in Southend-on-Sea. The accommodation offers a spacious lounge which opens into a conservatory, a kitchen, two bedrooms and a three piece bathroom. The rear offers a low-maintenance garden and off-street parking.

South Avenue is situated within prime position of travel links such as the A127, bus links and two major train lines serving London Liverpool Street and London Fenchurch Street Station. Southend's City Centre is within easy reach, offering an abundance of shops and eateries. Schools, parks and the seafront are also within the area.

## Entrance Hall

Wood panelling to ceiling. Doors leading off to Bedroom One, Bathroom & Kitchen.

## Kitchen

11'0 x 9'6

Panelled ceiling with central light fitting. Glazed window to the side aspect. The Kitchen is fitted with both base & wall mounted units, with granite effect working surfaces over. Space for freestanding oven with extractor fan above. Inset sink bowl & drainer with central tap. Wall mounted boiler. Space & plumbing for washing machine, with further appliance space under units. Dishwasher. Power points. Tiled splash backs. Tiled flooring.

## Lounge Area

15'2 x 9'0

Textured ceiling. Open access onto the converted Conservatory. Power points. Radiator set behind wooden cover.

## Bedroom Two

10'5 x 5'5 15'2 x 9'0

Smooth plastered ceiling with central light. Upvc double glazed windows to side aspect. Power points.

## Bedroom One

14'7 x 9'2

Smooth plastered ceiling. Glazed window to the side aspect. Radiator. Power points. Fitted carpet.

## Bathroom

5'8 x 5'4

Obscure glazed window to the side aspect. The Bathroom suite comprises a tile enclosed bath with electric shower over. Wash hand basin set over vanity unit. Low level wc. Heated towel rail. Tiling to walls. Wood effect vinyl flooring.

## Converted Conservatory Area

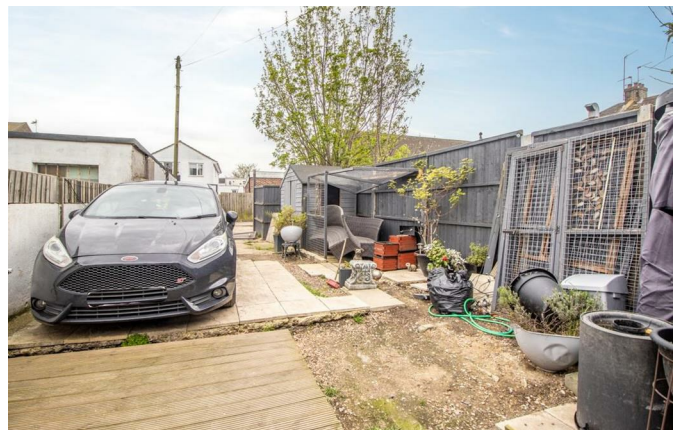
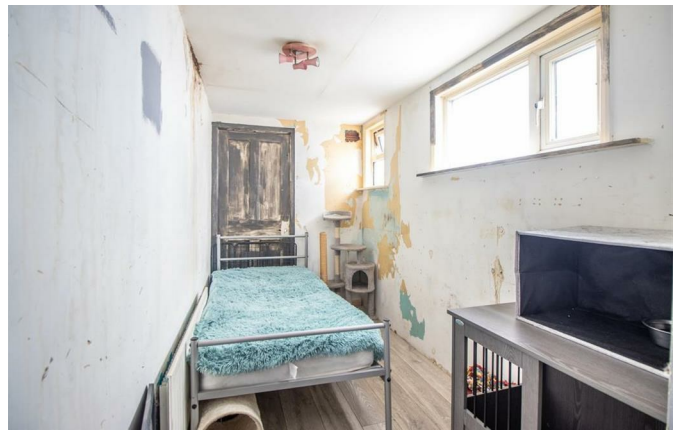
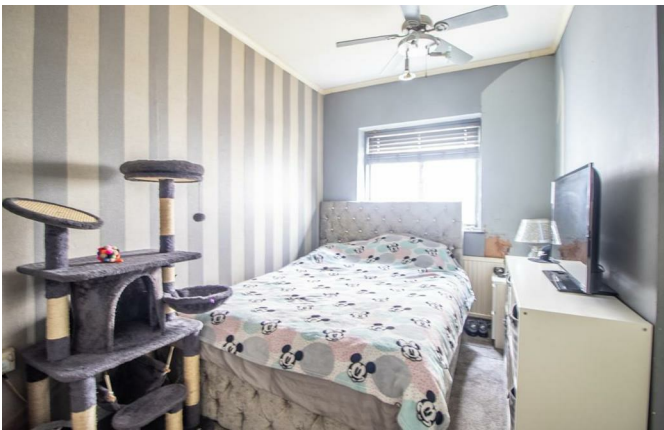
15'5 x 10'7

Upvc double glazed french doors to rear opening onto the garden. With Upvc double glazed windows to side & rear aspect. Telephone & Tv point. Power points. Fitted carpet.

## Garden

Low maintenance rear garden. Flower bed to side. Fences to borders. To the rear of the garden is a gate providing access to the parking area.

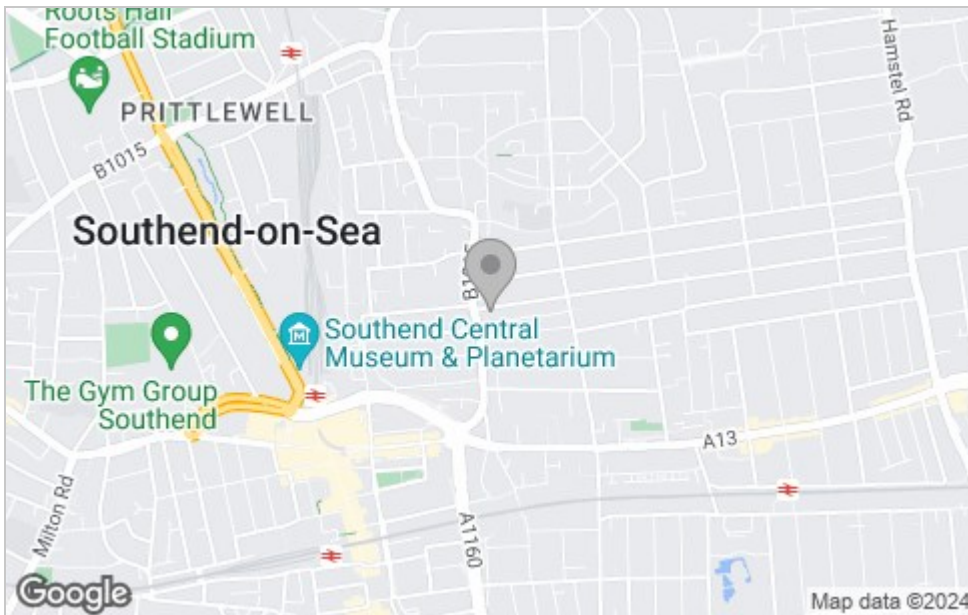




## Floor Plan



## 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

