



\*\* NO ONWARD CHAIN - GUIDE PRICE £400,000-£425,000 - AN Incredibly well presented three bedroom semi-detached house offering open plan living accommodation, a south facing rear garden with a summerhouse, a garage and off-street parking. Positioned close to amenities as well as schools and Southend East Train Station.

- Extended Three Bedroom Semi Detached House
- Off-Street Parking and a Garage
- South Facing Garden with Patio Area and Summerhouse with Electricity
- Double Glazing
- Close to Southend East Train Station, Southend Victoria Train Station and Bus Links
- Presented with No Onward Chain
- Stunning 23ft Kitchen and Open Plan Living
- Stylish First Floor Bathroom and Convenient Ground Floor WC
- Gas Central Heating
- Close to Schools and Amenities

## South Avenue

Southend-on-Sea

**£400,000**

Price Guide





# South Avenue



Located within a favourable area in Southend-on-Sea is this three bedroom semi-detached home offering no onward chain. The property is within walking distance to Southend East Train Station which offers direct access to London on the C2C line, as well as local bus links. Shops and eateries are just minutes away, along with popular schools. Within the area, you will find Southend High Street, the seafront, parks and local leisure centres. All-in-all, the location of the property is ideal for families and commuters.

Internally the property is spacious and well presented throughout. The ground floor presents a bay fronted lounge which seamlessly opens into a dining room which further leads to a WC and a sizeable 23' kitchen. Two large double bedrooms can be found to the first floor, along with a single bedroom and a stylish three piece bathroom. A well landscaped, South facing garden is situated to the rear and has a generous summerhouse with electricity. The property has the potential for rear access to be added, as well as a loft conversion (STPP). There is off-street parking to the front, as well as a convenient garage offering excellent storage and potential to create further living space.

## Three Bedroom Semi-Detached House

### Entrance Hall

#### Lounge

15'2 x 11'5

#### Dining Room

19'6 x 12'8

### Kitchen

23'2 x 6'10

### WC

### Landing

### Bedroom One

15'2 x 11'0

### Bedroom Two

12'8 x 10'8

### Bedroom Three

8'9 x 8'4

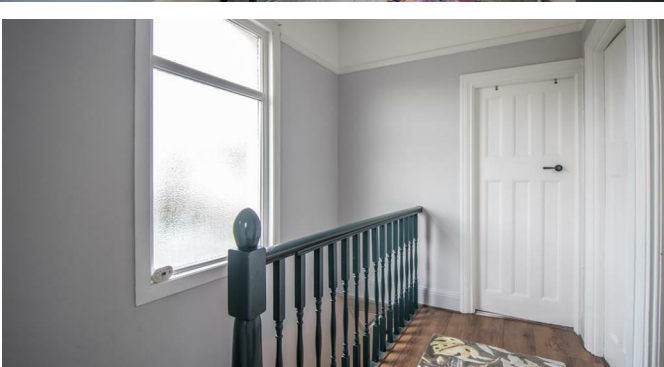
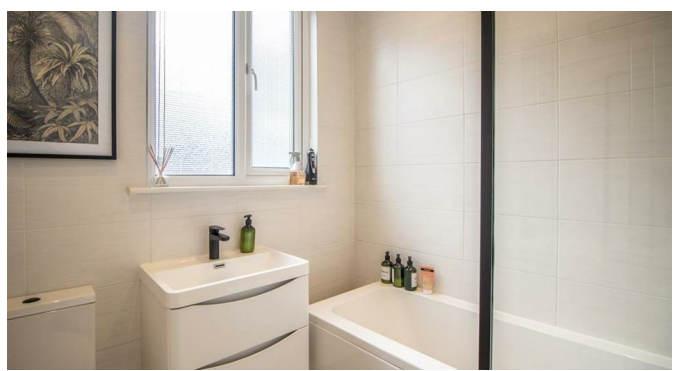
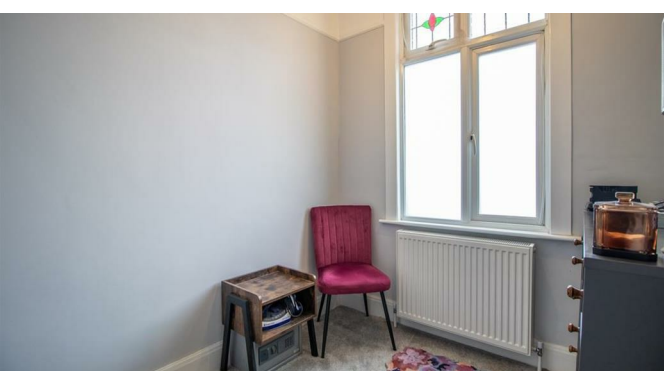
### Bathroom

### South Facing Garden

### Off-Street Parking

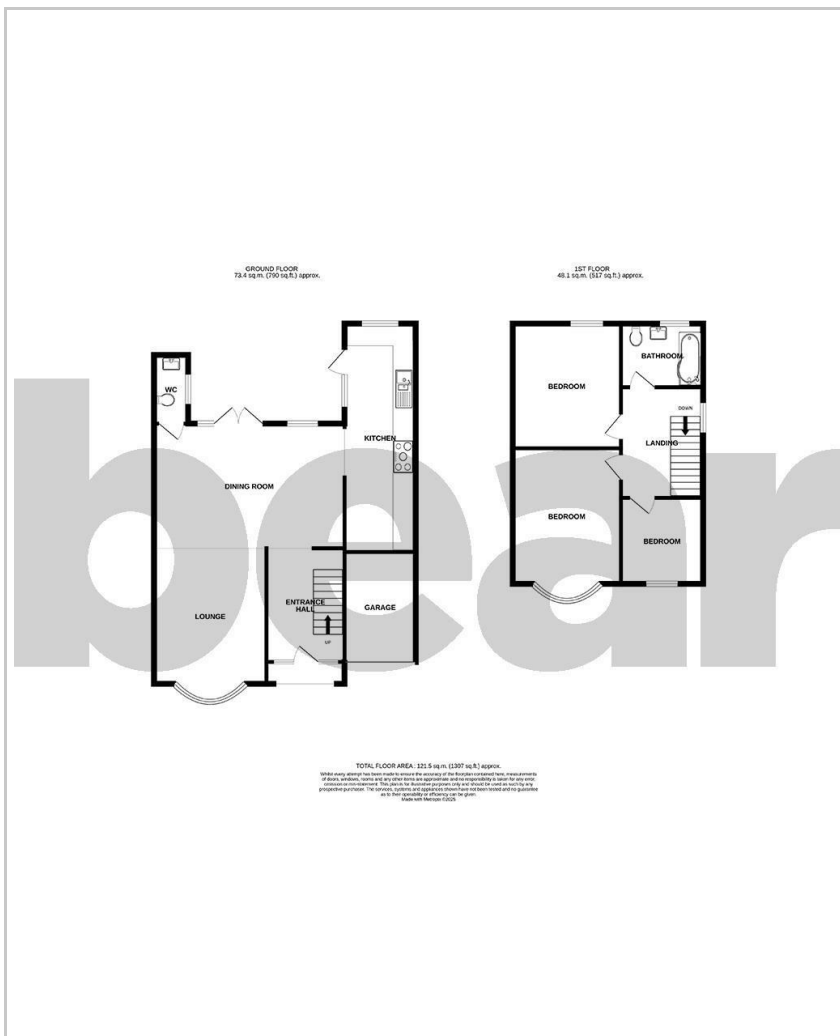
### Garage



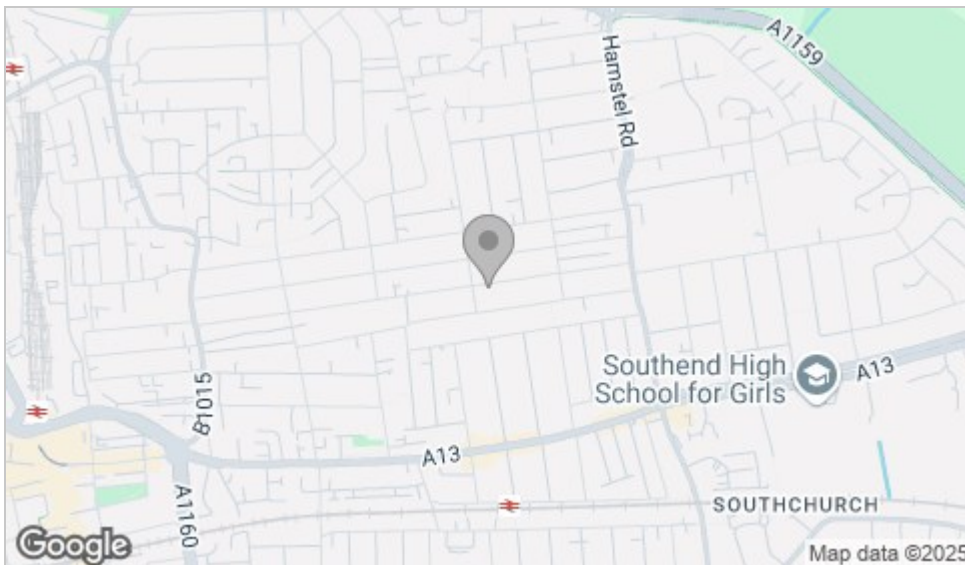




## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

