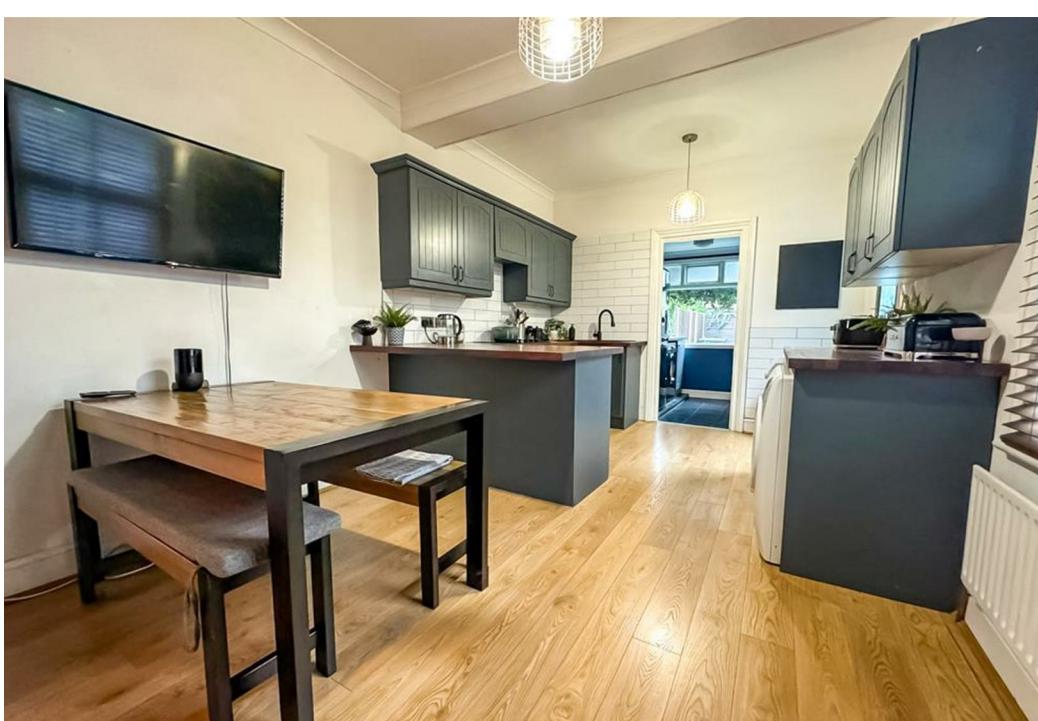
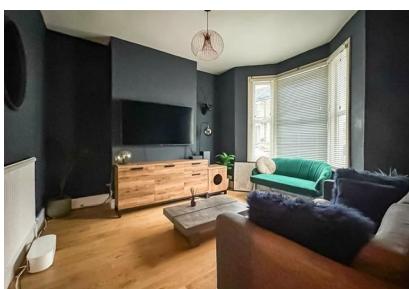


32 Napier Avenue, Southend-on-Sea, Essex, SS1 1LZ
Offers Over £350,000

bear
Estate Agents



32 Napier Avenue, Southend-on-Sea, Essex, SS1 1LZ

Offers Over £350,000

Council Tax Band: C

** THREE DOUBLE BEDROOMS - CITY CENTRE LOCATION - PERMIT PARKING AVAILABLE ** Bear Estate Agents are excited to welcome to the market, this incredibly spacious and well presented terraced family home in the city centre, offering convenient access to a wealth of amenities and travel networks. This well-loved home boasts two reception rooms, a utility room, a ground floor WC and a well landscaped garden.

The stylish accommodation comprises a bay fronted lounge, a generous dining room and a large open plan kitchen/breakfast room which leads to a utility room and WC on the ground floor. Upstairs, there are three well-proportioned double bedrooms and a contemporary three piece shower room. The property further benefits from having a larger than average, well landscaped garden, double glazing and gas central heating. Parking is available on-street with a permit.

Napier Avenue is a quiet residential road in the heart of the city centre, providing easy access to a wealth of shops, eateries, parks, schools and the picturesque seafront. For those who commute, the A127, London Road, bus connections and two major train lines are just minutes away.

Three Bedroom Terraced House

Entrance Hall

Lounge

12'2 x 11'7

Dining Room

10'5 x 9'8

Kitchen/Breakfast Room

17'0 x 10'4

Utility Room

6'10 x 5'4

WC

Landing

Bedroom One

14'7 x 10'5

Bedroom Two

10'5 x 9'10

Bedroom Three

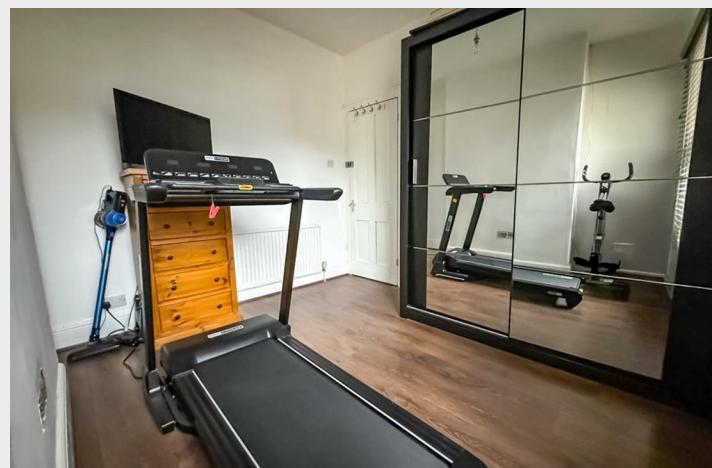
13'5>8'4 x 10'5

Shower Room

8'4 x 4'5

Garden







204 Woodgrange Drive
Southend-on-Sea

Essex
SS1 2SJ
01702 811211

info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>

GROUND FLOOR
52.7 sq.m. (567 sq.ft.) approx.

1ST FLOOR
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA: 102.3 sq.m. (1101 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. It is the responsibility of the purchaser to satisfy themselves as to the accuracy of the floorplans before any property is purchased. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
Source: MySurvey (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(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	