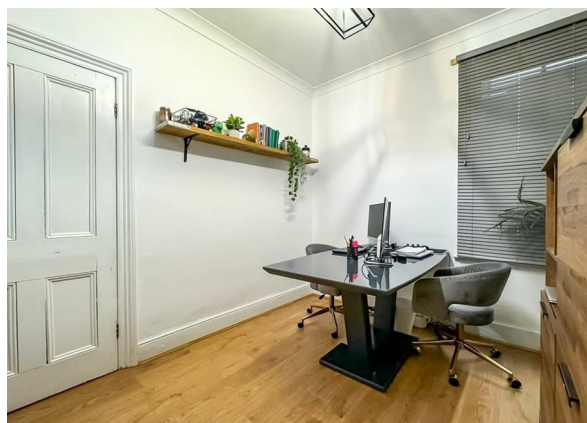
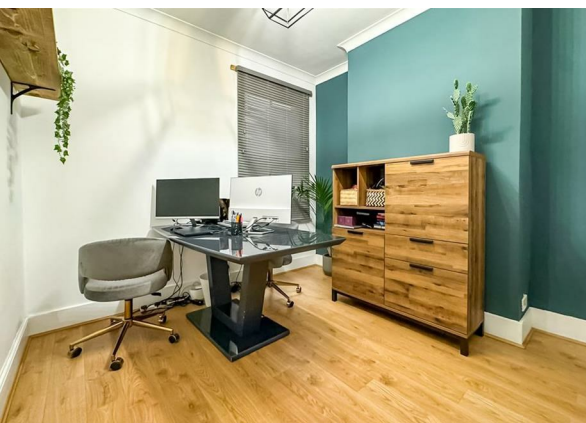


32 Napier Avenue, Southend-on-Sea, Essex, SS1 1LZ  
Offers Over £350,000

**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**















# bear

*Estate Agents*

204 Woodgrange Drive  
Southend-on-Sea  
Essex  
SS1 2SJ  
01702 811211  
[info@bearestateagents.co.uk](mailto: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 foregoing contained herein, measurements of finish, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of sale.  
Made with Metropack 0.0.0.0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC