



**\*\*GUIDE PRICE - £280,000 - £300,000\* No Onward Chain** \* Bear Estate Agents are delighted to present this three-bedroom semi-detached family home, ideally positioned on Norwich Avenue. Offering excellent scope to modernise and improve, this property benefits from a large rear garden and the potential to create off-street parking to the front (subject to planning permission).

- Three Bedroom Semi-Detached House
- Large Rear Garden
- Well-Proportioned Bedrooms
- Double Glazing
- Catchment for Temple Sutton Primary and Cecil Jones Academy
- Spacious Lounge and Kitchen/Diner
- Potential to add Off-Street Parking (STPP)
- Family Bathroom Suite
- Gas Central Heating
- Close to Prittlewell and Southend East Train Stations

## Norwich Avenue

Southend-on-Sea

**£280,000**

Price Guide



# Norwich Avenue



The ground floor welcomes you with a spacious lounge to the front, while the rear of the home features a kitchen/diner, creating a sociable and practical layout perfect for everyday living and entertaining. Upstairs, the first floor offers three well-proportioned bedrooms and a three piece family bathroom, making this an ideal home for growing families or those seeking space to personalise. Externally, the property boasts a large rear garden, offering plenty of opportunity for outdoor enjoyment or future landscaping. To the front, there is a lawned garden with scope to be transformed into off-street parking, subject to the usual consents.

Situated in a convenient and family-friendly area, Norwich Avenue is within the catchment area for well-regarded schools including Temple Sutton Primary School and Cecil Jones Academy. The home is also well placed for commuters, with Prittlewell and Southend East Train Stations both within easy reach, offering direct links to London Liverpool Street and Fenchurch Street. Local shops, parks, and other amenities are all close by.

## Three Bedroom Semi-Detached House

### Porch

### Entrance Hall

11'1 x 6'0

### Lounge

12'4 x 10'10

### Kitchen/Diner

17'4 x 10'9

### Landing

### Bedroom One

10'7 x 8'10

### Bedroom Two

11'1>8'2 x 9'7>5'3

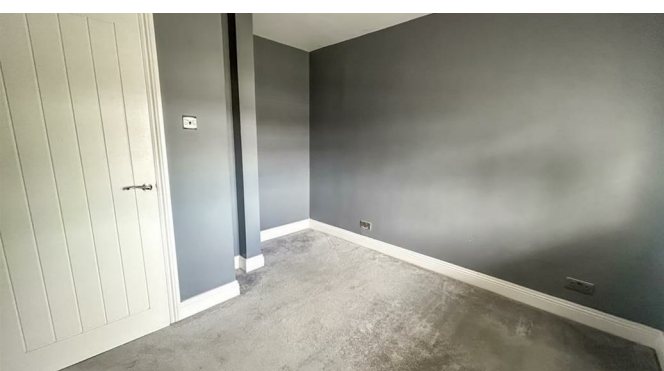
### Bedroom Three

10'5 x 8'1

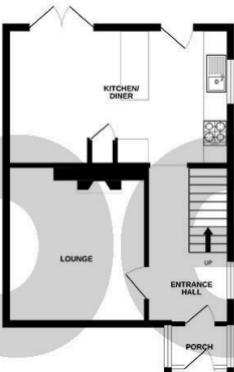
### Bathroom

7'5 x 5'8

### Garden

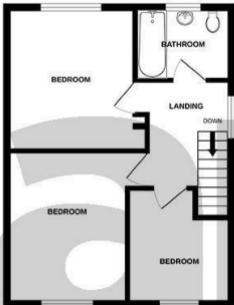


**GROUND FLOOR**  
37.9 sq.m. (406 sq.ft.) approx.



The ground floor plan shows a rectangular layout. On the left is a large 'LOUNGE'. To its right is the 'KITCHEN/ DINER' area, which includes a sink, stove, and refrigerator. A small 'P.O.' (Post Office) is located near the kitchen. At the bottom center is the 'ENTRANCE HALL' with a 'P.O.RCH' (Porch) outside. A staircase labeled 'UP' leads to the first floor.

**1ST FLOOR**  
37.2 sq.m. (400 sq.ft.) approx.



The first floor plan shows three bedrooms, a bathroom, and a landing. The 'BEDROOM' on the left is the largest. The 'BEDROOM' on the right is also large. The 'BEDROOM' at the bottom right is smaller. The 'BATHROOM' is located between the top two bedrooms. The 'LANDING' is in the center, with a staircase labeled 'DOWN' leading to the ground floor.

**TOTAL FLOOR AREA: 75.0 sq.m. (806 sq.ft.) approx.**


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the sales particulars. The exact location and dimensions of any part and item shown on the plan are subject to change without notice.

Made with Metaplan (2023) 17-0111



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.

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

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>67</p>	<p>78</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		