



****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

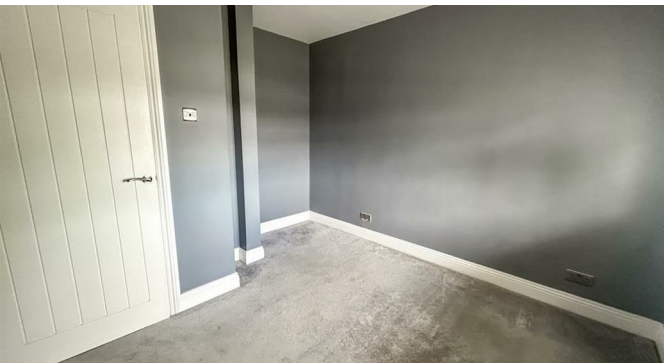
Bedroom Three

10'5 x 8'1

Bathroom

7'5 x 5'8

Garden



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

1ST FLOOR
37.2 sq.m. (600 sq.ft.) approx.

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

Whilst every effort has been made to ensure the accuracy of the floorplan, complete floor measurements of floors, windows, doors and any other details are approximate and are given purely as a guide for any prospective purchaser. The layout, fixtures and fittings are subject to change without notice and are not to be relied upon for any purpose. The layout, fixtures and fittings are shown for illustrative purposes only and are not to be relied upon for any purpose. The layout, fixtures and fittings are shown for illustrative purposes only and are not to be relied upon for any purpose.

Make well informed choice



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	78
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			