



\* TO REQUEST A VIEWING, PLEASE SUBMIT AN ONLINE APPLICATION FORM BY CLICKING EMAIL AGENT \*  
This well-presented three-bedroom semi-detached house to let offers spacious and modern living in the heart of Southend-on-Sea.

- Please Submit an Application Form Online to Request a Viewing - Email Agent
- Well Presented Semi-Detached House to Let
- Sizeable Open Plan Lounge/Diner with Bi-Folding Doors to the Rear
- Good-Sized Kitchen
- Convenient Ground Floor WC
- Three Bedrooms
- Modern Fitted Bathroom
- Generous Rear Garden
- Off-Street Parking to the Front
- Double Glazing and Gas Central Heating

## South Avenue

Southend-on-Sea

**£1,950**



# South Avenue



The property features a large open-plan lounge/diner at the rear, complete with bi-folding doors that open onto a generous garden, creating a seamless indoor-outdoor living experience. A good-sized kitchen and a convenient ground floor WC complete the ground floor. Upstairs, there are three well-proportioned bedrooms and a contemporary three piece bathroom. The property also benefits from having underfloor heating downstairs, double glazing, gas central heating and off-street parking at the front, ensuring convenience for tenants.

Situated within walking distance of schools, local amenities, and Southend East Train Station, this home is ideal for families or professionals seeking a stylish and well-connected place to live.

## Three Bedroom Semi-Detached House

**Entrance Hall**

**Lounge/Diner**

**Kitchen**

**WC**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

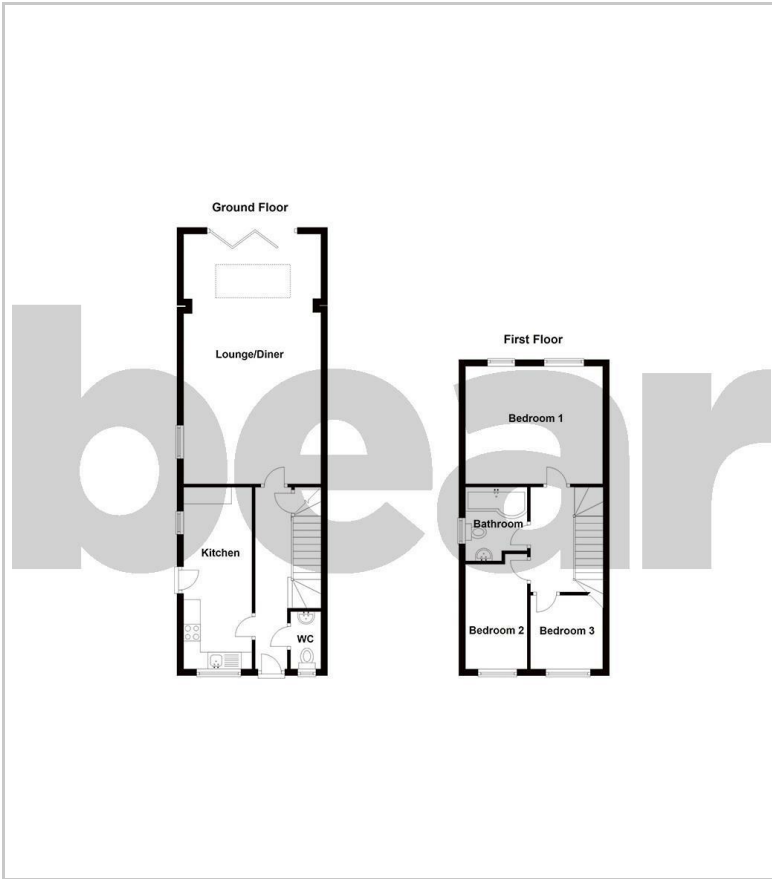
**Garden**

**Off-Street Parking**

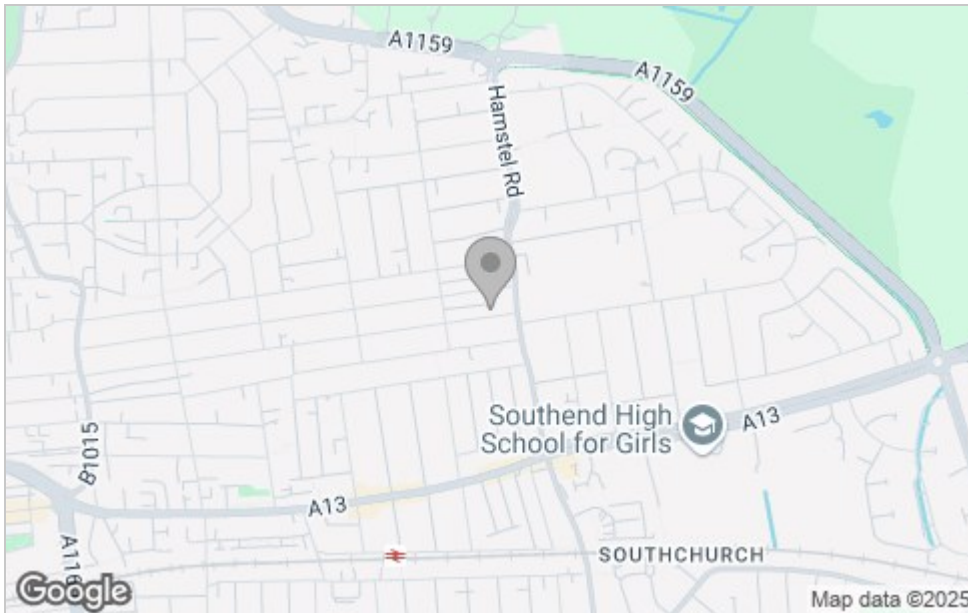




## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 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.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	