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### 3 Bedroom End Terraced

Newington Avenue, Southend on Sea, SS2 4RE

Offers in Excess of  
**£260,000**



- End Terrace House
- In Need of Modernisation
- Three Bedrooms
- South Facing Garden
- Outside W/C
- No Onward Chain
- Viewing Advised



### 3 Bedroom End Terraced

Newington Avenue, Southend on Sea, SS2 4RE

Offers in Excess of  
**£260,000**

We offer for sale with no onward chain this three bedroom end terrace house that has been in the same family since it was built. Accommodation comprises of a good size lounge, kitchen, three bedrooms and a family bathroom. Externally, there is a Southerly facing rear garden with a brick built shed and outside W/C. The property is in need of full refurbishment, this is reflected in marketing price.

# Property Description

## Ground Floor

**Entrance** - This is approached from the front of the property via a wooden door that leads into the entrance hall, stairs rise to first floor with storage below, double glazed window to front, radiator, doors to

**Kitchen** - 10' 9" x 10' 5" (3.3m x 3.2m) Double glazed door to rear, door adjacent, wall mounted boiler (untested) radiator, butler sink, built in cupboards housing gas and electric meters.

**Lounge / Diner** - 19' 0" x 9' 10" (5.8m x 3m) Double glazed window to front and rear aspects, radiator, serving hatch, gas fire with tiled Hearth and surround.

## First Floor

**First Floor Landing** - Double glazed window to front, loft access, built in cupboard, doors to

**Bedroom One** - 14' 1" x 10' 2" (4.3m x 3.1m) Double glazed window to rear, radiator.

**Bedroom Two** - 11' 9" x 10' 2" (3.6m x 3.1m) Double glazed window to rear, radiator.

**Bedroom Three** - 9' 10" x 6' 10" (3m x 2.1m) Double glazed window to front, radiator.

**Bathroom** - 7' 2" x 6' 10" (2.2m x 2.1m) Two double glazed windows to rear, dated white bathroom suite with low level flush w/c, wall mounted hand wash basin, panelled bath, part tiled walls.

## Exterior

**Garden** - The Southerly facing rear garden is laid to lawn with fencing to all boundaries with side access. In addition, there is a brick built shed and outside W/C.





# Floorplan(s)



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.