

## COLE AVENUE

SOUTHEND-ON-SEA, SS2 6BH

**OFFERS IN EXCESS OF £335,000**  
**FREEHOLD**

**\*\* IMPECCABLY MAINTAINED END OF TERRACE HOUSE WITH TWO LARGE DOUBLE BEDROOMS & SECURE ALLOCATED PARKING ALONG WITH ADDITIONAL VISITOR BAYS - HIGHLY SOUGHT AFTER DEVELOPMENT \*\*** RP&C Estate Agents are thrilled to bring to the market this wonderfully presented property which benefits from a luxury kitchen, guest w.c and "Jack & Jill" style bathroom.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER



# COLE AVENUE

- Much requested & popular modern development
- Attractive end of terrace house under NHBC guarantee
- Two great size double bedrooms
- Guest w.c
- Luxury kitchen
- Spacious lounge overlooking the garden
- Modern "Jack & Jill" style bathroom/w.c
- Low maintenance garden
- Allocated parking & visitor spaces
- Close to major rail links & city centre



The property comprises a welcoming entrance hallway, a stylish guest w.c., and a contemporary fitted kitchen with modern appliances. To the rear, a spacious lounge/diner offers an ideal setting for both relaxing and entertaining, with direct views and access to the private garden.

Upstairs, the first-floor landing leads to two generously proportioned double bedrooms, both offering ample natural light and storage. They are served by a well-appointed Jack & Jill-style bathroom, accessible from bedroom one and the landing, ensuring convenience and privacy.

Further benefits include double-glazed windows throughout, efficient gas central heating, and a beautifully maintained rear garden with gated access leading directly to the secure allocated parking and additional visitor bays.

This prime location offers a blend of cultural attractions, recreational spaces, and excellent transport links, making it an ideal place to live.

## Entrance Hallway

## Guest w.c

## Lounge/diner

large understairs cupboard.

## Modern Kitchen

## First Floor Landing

Convenient storage cupboard, double glazed window to the side, loft access.

## Bedroom One

Large overstairs cupboard.

## Bedroom Two

Wardrobes to remain.

## Jack & Jill Style Bathroom

This is accessible via the first floor landing and bedroom one.

## Rear Garden

Hardstanding patio, part fencing and part feature brick wall. Rear access. Timber shed to remain.

## Allocated Parking

There is an allocated parking bay for one car. There are multiple visitor bays also.

## COLE AVENUE









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### ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band C

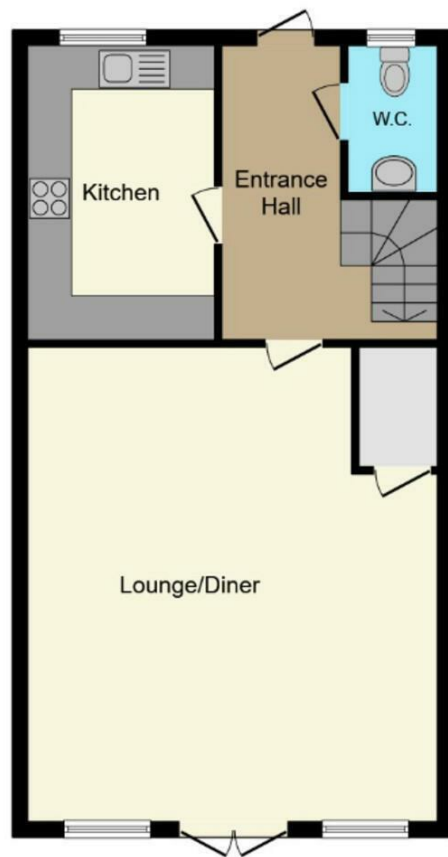
**Viewings** – By Appointment Only

**Floor Area** – 807.00 sq ft

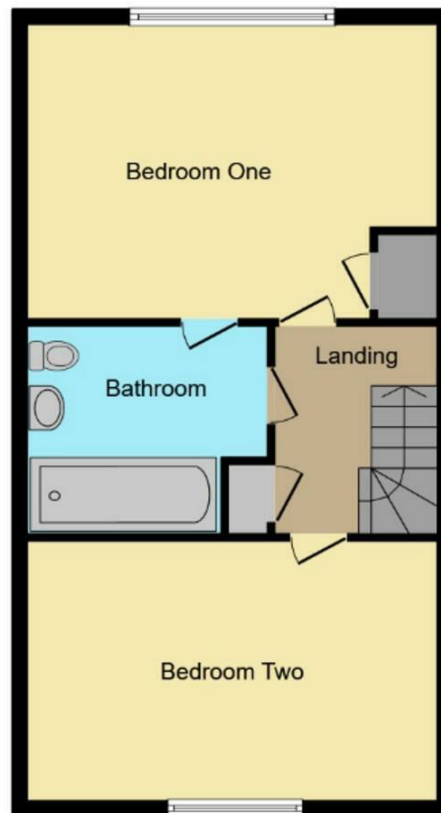
**Tenure** – Freehold







**Ground Floor**



**First Floor**



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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