



## COLE AVENUE

SOUTHEND-ON-SEA, SS2 6BH

**GUIDE PRICE £325,000**

**\*\* EXTREMELY POPULAR & SELECT MODERN DEVELOPMENT - DELIGHTFUL TWO DOUBLE BEDROOM MID TERRACED FAMILY HOME BOASTING ALLOCATED OFF-STREET PARKING, A LOW MAINTENANCE REAR GARDEN AND A CONVENIENT LOCATION CLOSE TO A WEALTH OF AMENITIES AND TRAVEL LINKS - GUIDE PRICE £325,000-£350,000 \*\***

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

# COLE AVENUE

- Two bedroom family home • Allocated off-street parking • Low maintenance garden with rear access • Beautifully presented interiors • Convenient ground-floor WC • Two double bedrooms • Sought after residential location • Close to a wealth of travel links • On the doorstep of favoured amenities • Fantastic first time purchase



RP&C Estate Agents are absolutely delighted to present this beautifully styled modern home, nestled within an exclusive and sought-after development, still protected under its NHBC guarantee for complete peace of mind.

From the very moment you step inside, the welcoming entrance hallway sets the tone for what is to come. A luxurious contemporary kitchen offers the perfect space to cook, create, and entertain, whilst a convenient guest WC adds a touch of practicality. To the rear, the spacious lounge-diner provides an impressive heart of the home — bathed in natural light and flowing effortlessly out to the private garden, ideal for both relaxing evenings and lively gatherings with friends and family.

Upstairs, two generously proportioned double bedrooms await, each filled with light and designed to offer comfort and tranquillity in equal measure. The elegant family bathroom is cleverly designed in a Jack-and-Jill style, providing direct access from both the landing and the principal bedroom, adding an indulgent touch of convenience and sophistication.

Further benefits include full double glazing, efficient gas central heating, a low-maintenance landscaped rear garden, one allocated parking bay, and the added bonus of numerous visitor bays for your guests.

Perfectly positioned, this home enjoys easy access to excellent local schools, major rail links for commuters, the city's vibrant seafront, and an array of iconic parks — all combining to offer a lifestyle of comfort, convenience, and leisure.

## Two bedroom family home

### Entrance hallway

### Lounge 16'5 x 15'

### Kitchen 10'5 x 7'2

### Ground-floor WC

### Stairs to first floor

### Bedroom one 12'8 x 9'9

### Bedroom two 13'5 x 10'1

### Jack & Jill Style Bathroom 7'8 x 7'1

### Low maintenance rear garden

### Allocated off-street parking

There is one allocated parking bay assigned to the property. There are numerous visitor bays also.



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### ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band C

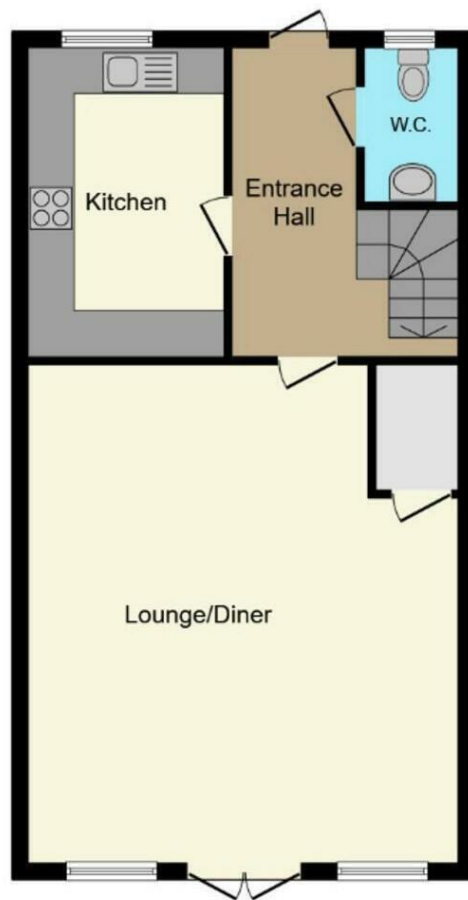
**Viewings** – By Appointment Only

**Floor Area** – sq ft

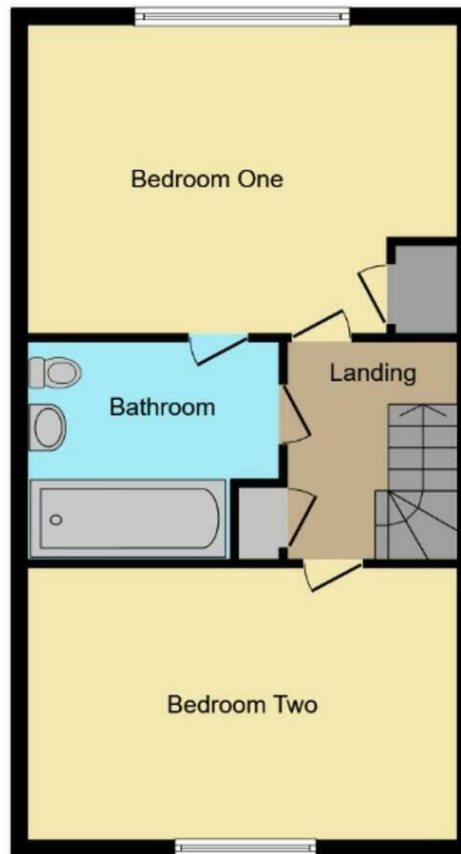
**Tenure** –







**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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