



**Connells**

Wells Avenue  
Southend-On-Sea



Wells Avenue  
Southend-On-Sea SS2 6XL

for sale offers in the region of  
**£350,000**



### Property Description

Very well presented TWO BEDROOM SEMI-DETACHED BUNGALOW, benefiting from a spacious entrance hallway, refitted bathroom, refitted kitchen, spacious and bright feature lounge/dining room, conservatory and two well proportioned bedrooms. The outside of the property benefits from a direct access driveway to the front leading to the garage, front garden and beautifully landscaped rear enclosed garden which is South facing. The detached garage has a newly installed electric roller garage door. The property is double glazed throughout and benefits from gas central heating. VIEWING HIGHLY RECOMMENDED. NO ONWARD CHAIN. LOCATED NEXT TO SOUTHEND AIRPORT IN A QUIET TREE LINED STREET.

#### Lounge

18' 9" x 12' 5" ( 5.71m x 3.78m )

#### Kitchen

11' 9" x 10' 4" ( 3.58m x 3.15m )

#### Utility Room

9' 1" x 6' ( 2.77m x 1.83m )

#### Bedroom One

12' 11" x 12' 11" ( 3.94m x 3.94m )

#### Bedroom Two

9' 11" x 9' 11" ( 3.02m x 3.02m )

#### Bathroom

8' 4" x 7' 3" ( 2.54m x 2.21m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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113-115 High Street  
 RAYLEIGH SS6 7QA

EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY308881](http://connells.co.uk/Property/RAY308881)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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