



Rutland Avenue

Southend-on-Sea

- NO ONWARD CHAIN
- WEST BACKING GARDEN
- G/F SHOWER ROOM/FIRST FLOOR BATHROOM
- EXTENDED TO THE REAR



Guide Price £450,000

NO ONWARD CHAIN. Versatile three bedroom home extended and enjoying a west backing garden. Spacious living room and large kitchen. Ground floor shower room and first floor bathroom. Great location for the railway station and parks, double glazing and gas central heating. Upvc sun lounge to the rear.





AGENTS NOTES

Character VACANT three bedroom semi detached home in a prime and sought after location and enjoying a very nice west backing garden. The property has been extended and altered over the years with a two storey rear extension and additional Upvc sun lounge leading out to the garden.

A ground floor shower room has also been provided complimenting the large first floor family bathroom with both bath and shower.

Fantastic size living room measuring 25'8 in depth, large open plan kitchen breakfast room area.

The first floor offers three bedrooms two of which are an exceptional size, one benefiting from the rear extension.

The location is eagerly sought after with local shops close at hand and the benefit of a short stroll to the main line railway station and parks.

The property requires some updating, but offers so much,



including gas central heating, double glazing and plenty of off road parking to the front.

PORCH

HALL

LIVING ROOM

25' 8" x 11' 8" (7.82m x 3.56m)

KITCHEN/BREAKFAST ROOM

17' 10" x 15' 0" (5.44m x 4.57m)

GROUND FLOOR SHOWER ROOM

CONSERVATORY

10' 4" x 9' 3" (3.15m x 2.82m)

LANDING

BEDROOM ONE

20' 8" x 10' 8" (6.3m x 3.25m)

BEDROOM TWO

12' 7" x 12' 3" (3.84m x 3.73m)

BEDROOM THREE

8' 8" x 6' 7" (2.64m x 2.01m)

BATHROOM

8' 4" x 7' 2" (2.54m x 2.18m)

OFF ROAD PARKING

GARDEN

50' 0" (15.24m)



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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