



## North Avenue

Southend-on-Sea

- MID TERRACED HOUSE
- THREE BEDROOMS
- LOVELY REAR GARDEN
- TWO RECEPTION ROOMS



## Guide Price £290,000

A great chance to purchase a three bedroom mid terraced family home in central Southend, presenting a great opportunity to put your own stamp and design on the property. Boasting three double bedrooms, two reception rooms, a fitted kitchen, bathroom and rear garden.





Hair & Son estate agents present to the market this fantastic three bedroom family home in Central Southend, enjoying close proximity to local amenities, transport links, and recreational areas. It offers easy access to the town centre, seafront, and train stations, providing direct connections to London.

The property boasts spacious accommodation throughout, but it is need of a buyer looking to put their mark on the property as it has huge scope and potential to be transformed into a lovely family home.

This home comprises of two sizeable reception rooms, a fitted kitchen which provides access to the garden and lean-to, and lastly on the ground floor you have the family bathroom and w/c.

Upstairs you have three large double bedrooms, the master bedroom is located to the front of the property while the third bedroom at the rear is adjoined to the second bedroom.



Externally you have a well maintained rear garden, which is a mixture of a hard standing patio area and grass laid to lawn, lean-to incorporated at the immediate rear of the property, while a garden shed can be found at the bottom of the garden.

#### **ENTRANCE HALL**

8' 9" x 2' 9" (2.67m x 0.84m)

#### **LIVING ROOM**

13' 7" x 10' 6" (4.14m x 3.2m)

#### **DINING ROOM**

11' 5" x 11' 0" (3.48m x 3.35m)

#### **KITCHEN**

9' 6" x 8' 4" (2.9m x 2.54m)

#### **BATHROOM**

10' 1" x 4' 3" (3.07m x 1.3m)

#### **BEDROOM ONE**

13' 10" x 11' 3" (4.22m x 3.43m)

#### **BEDROOM TWO**

11' 5" x 11' 0" (3.48m x 3.35m)

#### **ADJOINING BEDROOM THREE**

12' 10" x 9' 10" (3.91m x 3m)

#### **REAR GARDEN**

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.



## Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



## First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

Regulated by RICS

t. 01702 34 11 77

More than an estate agent

[www.hairandson.co.uk](http://www.hairandson.co.uk)

**Residential Sales**  
190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

