

# Ist Call

SALES AND LETTINGS



**Eastern Avenue, Southend-On-Sea, SS2 4BN**

**£305,000**

A spacious three bedroom semi detached family home benefitting from ample off street parking and a south facing rear garden. Offered with no onward chain the property benefits from a spacious entrance lobby, large kitchen, lounge and separate dining room to the ground floor whilst the first floor offers three good sized bedrooms and a family wet room. Situated in a popular location close to Garons Sports Complex and golf courses as well as popular local schools and amenities, we would recommend an internal viewing.

### Accommodation Comprising

uPVC double glazed door leading to enclosed porch with window to front and further part glazed uPVC double glazed door to...

### Entrance Lobby 10'5 x 9'5 (3.18m x 2.87m)



Double glazed window to front, radiator, staircase to first floor, understairs storage cupboard, tiled flooring, door to lounge, opening to...

### Kitchen 11'10 x 8'9 (3.61m x 2.67m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and stainless steel extractor hood over, space and plumbing for washing machine, space for further appliances, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled flooring and splashbacks, double glazed window to front, obscure double glazed door to side...

### Lounge 13'3 x 11'5 (4.04m x 3.48m)



Double glazed sliding patio doors to rear garden, radiator, feature fireplace with inset electric fire, laminate wood flooring, coved ceiling, door to...

### Dining Room 10'5 x 9'11 (3.18m x 3.02m)



Double glazed window to rear, radiator, laminate wood flooring, coved ceiling...

### First Floor Landing

Double glazed window to front, radiator, built in airing/ storage cupboard housing hot water cylinder, loft access, laminate wood flooring, doors off to...

### Bedroom 1 13'3 x 10'8 (4.04m x 3.25m)



Double glazed window to rear, radiator, two built in

wardrobe/ storage cupboards, laminate wood flooring, dado rail, coved ceiling...

### **Bedroom 2 11'11 x 9'6 (3.63m x 2.90m)**



Double glazed window to rear, radiator, laminate wood flooring, coved ceiling...

### **Bedroom 3 9'5 x 7'6 (2.87m x 2.29m)**



Double glazed window to front, radiator, built in wardrobe/ storage cupboard, laminate wood flooring...

### **Wet Room 7'5 x 5'5 (2.26m x 1.65m)**



Fully tiled wet room with wall mounted electric shower unit, wall mounted wash hand basin, low level W.C., radiator, extractor fan, obscure double glazed windows to front and side...

## **Externally**

### **Front Garden**

Paved providing off street parking for 2/3 vehicles...

### **Rear Garden**



South facing and measuring approx. 55' in depth, mostly paved with flower/ shrub borders, door to brick built store measuring 11'6 x 8'5 with double glazed window, power & light connected, further door providing access to outside W.C., gate offering side access...



# Floor Plan

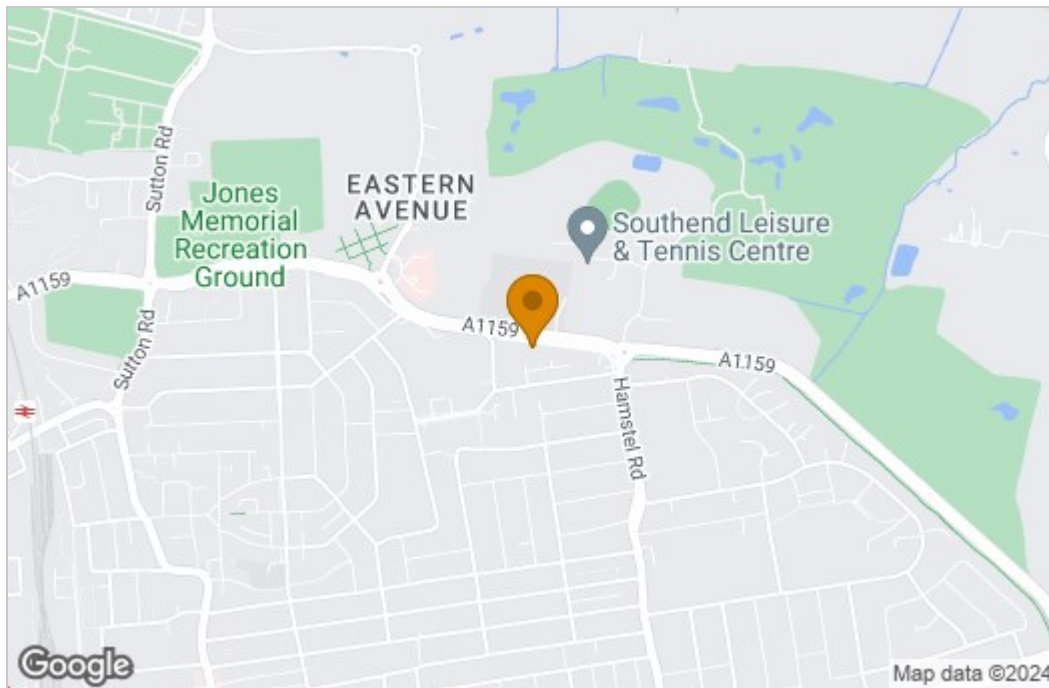
GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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