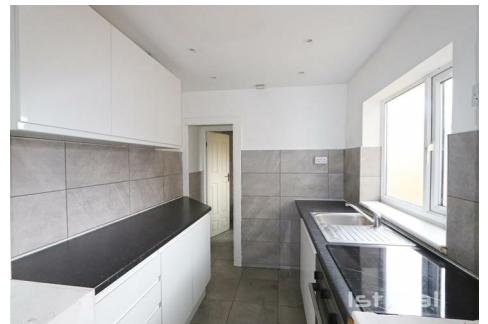


Ist Call

SALES AND LETTINGS



Arnold Avenue, Southend On Sea, SS1 2TJ

£280,000

This well presented two double bedroom terraced house is situated in a great location being just yards from the seafront and within easy access of Southend city centre and rail stations. Offering a lounge and separate dining room the property also boasts a modern fitted kitchen and bathroom to the ground floor.

Upstairs are two good sized double bedrooms and the property also boasts gas central heating and double glazed windows throughout. With a compact private rear garden and no onward chain, we feel this house would make a great first time purchase and is ready and waiting for you to make it your own.

Accommodation Comprising

uPVC double glazed front door leading to...

Lounge 14'1 x 12'11 into bay (4.29m x 3.94m into bay)



Double glazed bay window to front, radiator, feature open fireplace with timber mantle, laminate wood flooring, smooth plastered coved ceiling with ceiling rose, opening to...

Dining Room 14'1 x 11'7 (4.29m x 3.53m)



Double glazed french doors to rear garden, staircase to first floor, understairs storage cupboard, radiator, laminate wood flooring, smooth plastered coved ceiling, open plan to...

Kitchen 7'3 x 7' (2.21m x 2.13m)



Range of modern fitted white base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below, space and plumbing for washing machine, matching wall mounted units, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to side, door to...

Bathroom 7' x 6'9 max overall (2.13m x 2.06m max overall)



Fully tiled walls with modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, extractor fan, tiled flooring, smooth plastered ceiling, obscure double glazed window to side...

First Floor Landing

Loft access, doors off to...

Bedroom 1 14'1 x 10'4 (4.29m x 3.15m)



Two double glazed windows to front, radiator, feature cast iron fireplace, built in alcove storage cupboard, coved ceiling...

Bedroom 2 14'1 x 9'2 (4.29m x 2.79m)



Two double glazed windows to rear, radiator, feature cast iron fireplace, built in alcove storage cupboard also housing gas central heating & hot water boiler...

Externally

Front Garden

Paved with wall to front boundary...

Rear Garden



Approx. 30' in depth comprising paved patio area, remainder mostly laid to lawn...



Agents Note

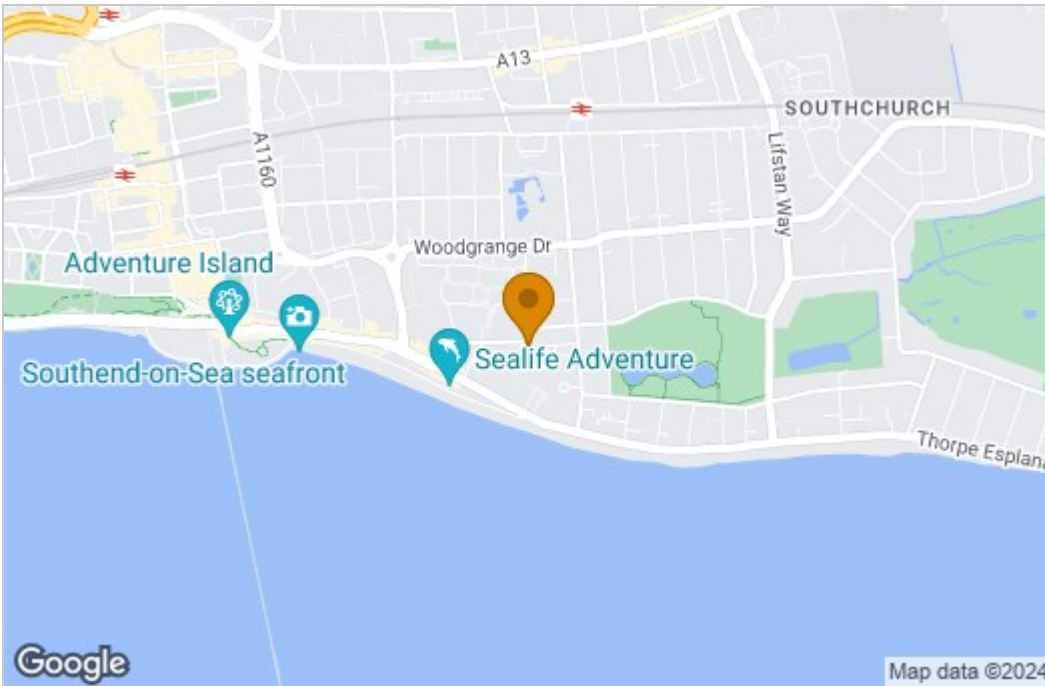
The property is located within a residents parking permit scheme with annual permits available from £18.50. More information can be found at <https://www.southend.gov.uk/car-parks-1/types-parking-permit/1>

Floor Plan

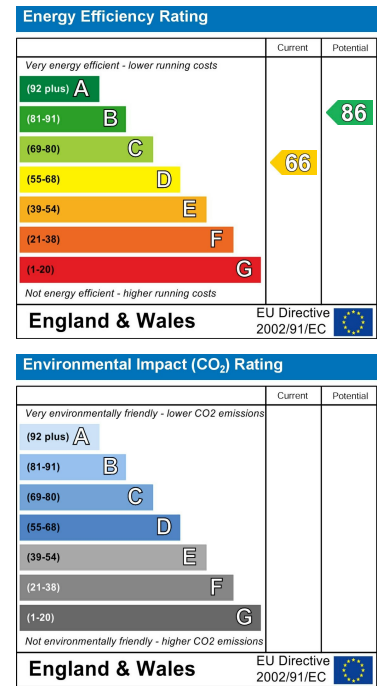


TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.