

# Ist Call

SALES AND LETTINGS



**Shaftesbury Avenue, Southend-On-Sea, SS1 2YS**

**£340,000**

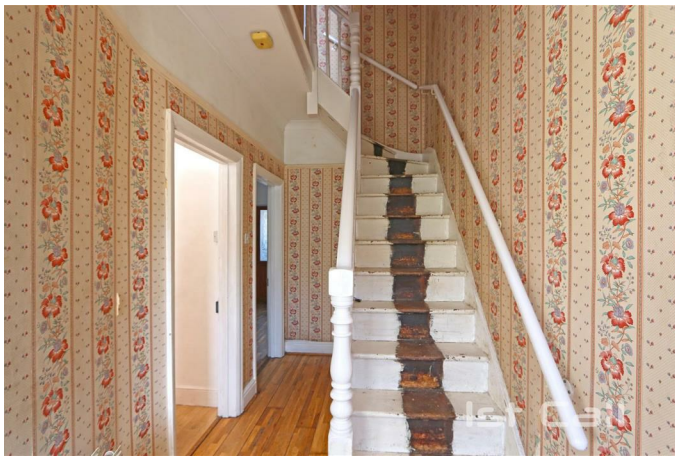
In need of some cosmetic improvements but situated in a great location being just yards from both the beach and Southchurch Park and with Southend East rail station just a short stroll away is this spacious two bedroom terraced home. Offering great potential the property boasts a front lounge, separate dining room, 12'10 kitchen and a cloakroom to the ground floor whilst upstairs there is a beautiful 15'7 master bedroom as well as a good sized second bedroom and bathroom. Retaining many original features the property benefits from double glazed windows and gas central heating and we would recommend an internal viewing.

## Accommodation Comprising



Recessed porch with composite double glazed door leading to...

## Entrance Hall



Staircase to first floor, large understairs storage cupboard, radiator, wood flooring, picture rail, smooth plastered coved ceiling, doors off to...

## Lounge 14'4 into bay x 10'9 (4.37m into bay x 3.28m)



Double glazed bay window to front, radiator, feature cast iron fireplace with tiled inserts and hearth, laminate wood flooring, picture rail, coved ceiling...

## Dining Room 12'6 x 11'5 (3.81m x 3.48m)



Double glazed window to rear, radiator, feature fireplace with inset log burner, wood flooring, coved ceiling, doors off to...

## Cloakroom 7'6 x 2'8 (2.29m x 0.81m)

White suite comprising low level W.C., wall mounted wash hand basin, radiator, coved ceiling, obscure double glazed window to rear...

## Kitchen 12'10 x 8' (3.91m x 2.44m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, gas cooker, space and plumbing for washing machine, space for fridge/ freezer, wall mounted cupboard housing gas central heating and hot water combination boiler, tiled splashbacks and flooring, radiator, double glazed windows to side and rear, part glazed door to garden...

## First Floor Landing

Loft access, doors off to...

**Bedroom 1 15'7 x 14'3 into bay (4.75m x 4.34m into bay)**



Double glazed bay window and additional double glazed window to front, radiator, feature cast iron fireplace with tiled inserts, wood flooring, picture rail, coved ceiling...



**Bedroom 2 11'6 x 8'1 (3.51m x 2.46m)**



Double glazed window to rear, radiator, feature cast iron fireplace, access to eaves storage space, coved ceiling...

**Bathroom 7'8 x 7' (2.34m x 2.13m)**



Modern white suite comprising oval roll top bath with central mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks and flooring, smooth plastered ceiling, obscure double glazed window to rear...

**Externally**



**Rear Garden**



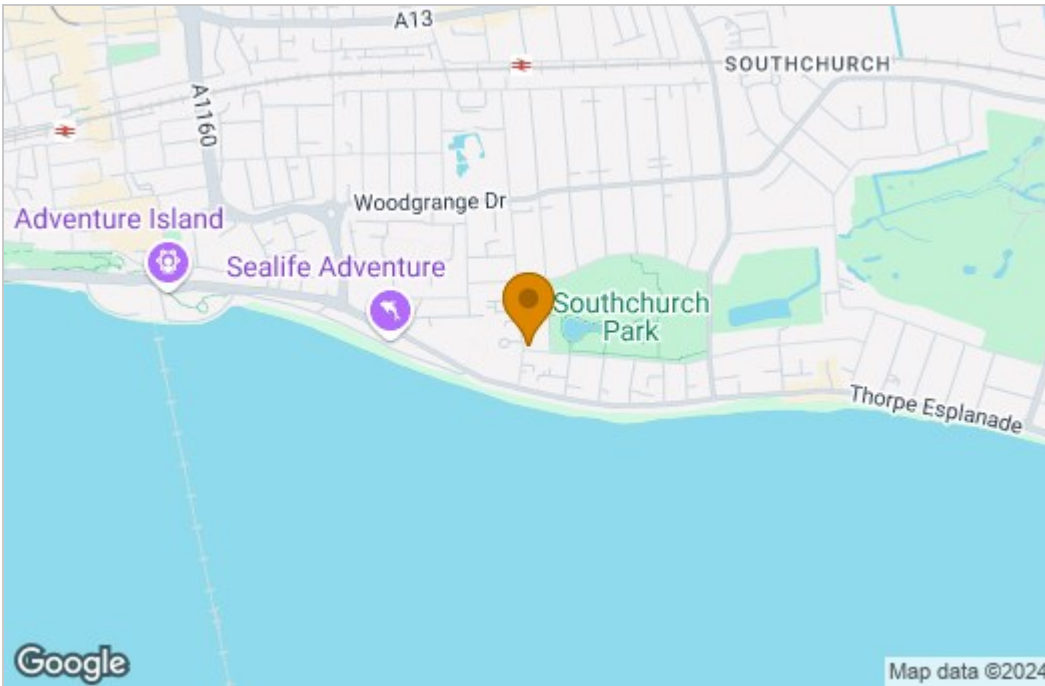
Approx. 30' in depth comprising concreted patio area, remainder mostly laid to lawn with further patio area, gate providing rear access...

# Floor Plan

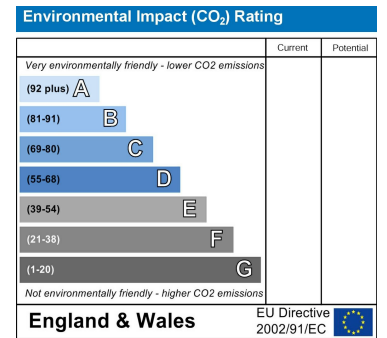
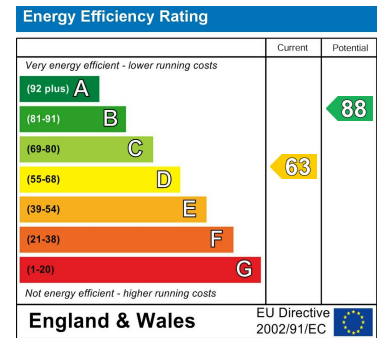


TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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