

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Central Avenue, Southend-on-Sea, SS2 5HS



Guide Price £290,000

Situated in the heart of Southend on Sea is this Victorian style, three bedroom end terrace family home, requiring some modernisation throughout, benefiting from having a rear garden measuring approximately 50ft and own driveway providing off-street parking.

Within walking distance of all local amenities.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: D. Ref 16603

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Entrance via double glazed entrance door to

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Radiator.



LOUNGE 14' 1" x 13' (4.29m x 3.96m)

Double glazed bay window to the front aspect. Original feature fireplace with inset fire. Picture rail. Radiator.

DINING ROOM 12' 5" x 10' 10" (3.78m x 3.3m)

Double glazed full height window to the rear aspect. Original fireplace. Radiator.



KITCHEN 11' 10" x 11' 7" (3.61m x 3.53m)

Double glazed window to the side aspect. Double glazed door providing access to rear garden. Base and eye level units. Space for appliances. Door to Utility Room.

UTILITY ROOM 7' 3" x 3' 6" (2.21m x 1.07m)

Obscure window to the rear aspect. Wall mounted boiler.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Doors to rooms.



BEDROOM ONE 16' 8" x 12' 8" (5.08m x 3.86m)

Double glazed bay window to the front aspect. Further double glazed window to the front aspect. Built-in wardrobe. Original fireplace. Picture rail. Radiator.



BEDROOM TWO 12' 3" x 10' 10" (3.73m x 3.3m)

Double glazed window to the rear aspect. Built-in storage cupboard. Original fireplace. Radiator.



BEDROOM THREE 11' 10" x 11' 7" (3.61m x 3.53m)

Double glazed window to the rear aspect. Built-in cupboard. Original fireplace. Radiator.



BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Bath with shower over. Part tiled walls. Radiator.



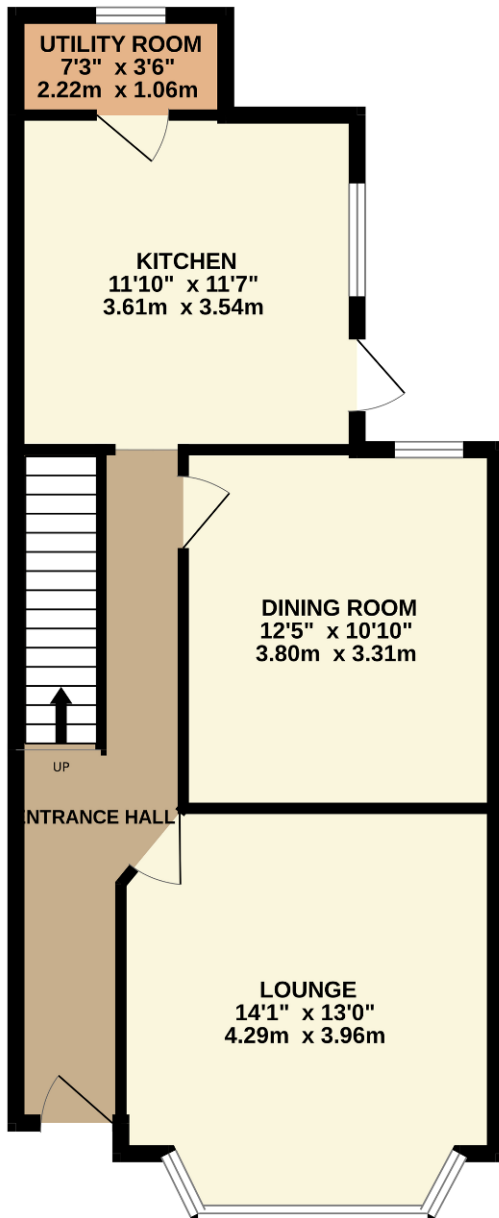
EXTERIOR

The **REAR GARDEN** measures approximately 50' (15.24m) and commences with patio leading to artificial lawn. Fences to boundaries.

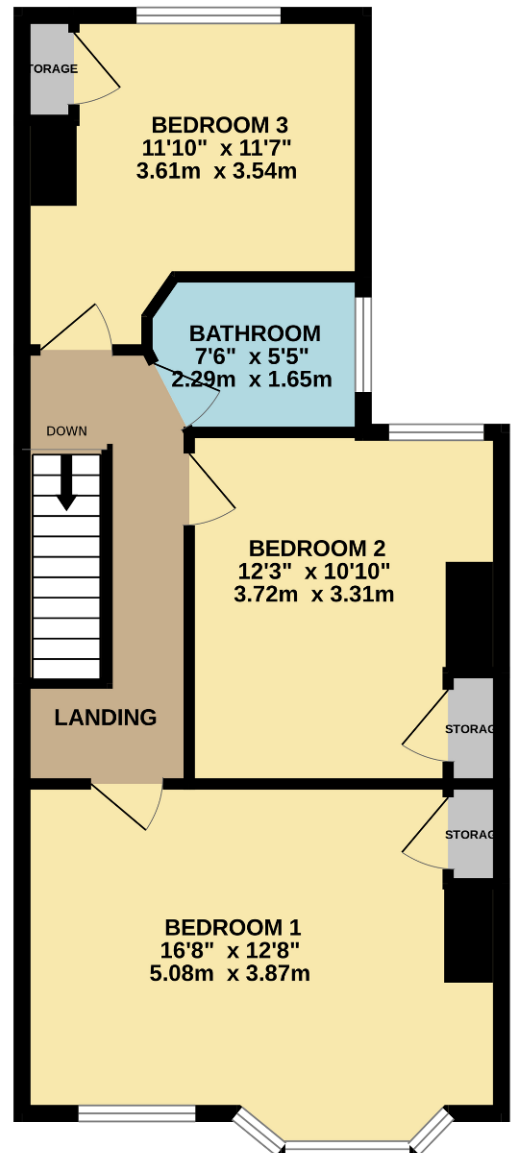


The **FRONT** has own driveway providing off-street parking.

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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