

Chelmsford Avenue

Approximate Gross Internal Area
Total = 55.6 sq m / 599 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

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**2 Bed
Flat
located in**



49 Chelmsford Avenue

Southend-On-Sea

Price Guide £185,000
Freehold



GUIDE PRICE: £185,000 - £210,000

TWO BEDROOM GROUND FLOOR --- TWO DOUBLE BEDROOMS --- SHARED GARDEN WITH ALLOCATED SECTION --- FREEHOLD --- CHAIN FREE --- GREAT INVESTMENT OPPORTUNITY --- GREAT LOCATION


Nestled in the charming area of Chelmsford Avenue, Southend-On-Sea, this delightful ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this property offers ample space for comfortable living. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of the property benefits from an allocated section of the communal rear garden for the sole use of the ground floor flat space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. The flat is presented in good condition, allowing for a smooth transition into your new home without the need for immediate renovations.

Additionally, this property comes with the whole freehold, offering you greater control and flexibility. Being chain free further simplifies the buying process, making it an attractive option for those looking to move quickly.

With its convenient location in Southend-On-Sea, residents can enjoy easy access to local amenities, transport links, and the beautiful coastline. This flat is not just a place to live; it is a wonderful opportunity to embrace a vibrant community and a comfortable lifestyle. Do not miss the chance to make this charming flat your new home.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

