

**SCOTT &  
STAPLETON**

**CANTERBURY AVENUE**  
Southend-On-Sea, SS2 4QR  
**Offers In Excess Of £300,000**





## CANTERBURY AVENUE

**£300,000**

SOUTHEND-ON-SEA, SS2 4QR

Scott & Stapleton are excited to offer for sale this charming starter home style semi detached house offered at a realistic price for a quick sale.

This super property has 3 good size bedrooms, 2 reception rooms, fitted kitchen, modern fitted kitchen, full UPVC double glazing & gas central heating.

There is a west facing rear garden extending to approx. 50' backing on to allotments and the property is set well back from the road with a large front garden.

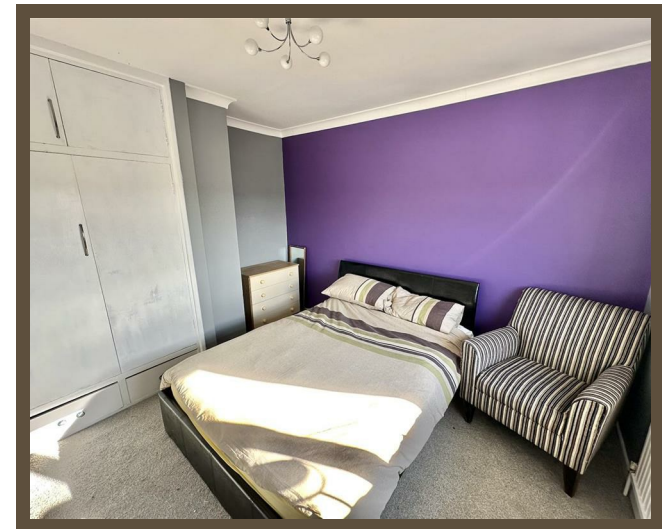
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Situated in a convenient location there are an abundance of amenities within walking distance including local schools, shops, parks, sports centre & golf course.

A great opportunity for a first time buyer, downsizing option or long term but to let investment. An early internal inspection is strongly advised.



## Accommodation comprises

UPVC entrance door with double glazed insets, leading to entrance hall.

## Entrance hall

3.73m x 1.73m (12'3 x 5'8)

UPVC double glazed window to side. Stairs to first floor with understairs storage, laminate flooring, double radiator.

## Lounge

4.47m x 3.73m (14'8 x 12'3)

UPVC double glazed bay window to front. Laminate flooring, radiator, coved ceiling with ceiling rose. Door to dining room.

## Dining room

3.58m x 3.15m (11'9 x 10'4)

UPVC double glazed window to rear. Laminate flooring, radiator, coved ceiling with ceiling rose. Door to kitchen.

## Kitchen

3.58m x 2.49m (11'9 x 8'2)

UPVC double glazed windows to rear & side, half UPVC double glazed door to rear on to garden. Range of base & eye level units with matching drawer pack. Spaces for gas oven, fridge/freezer, washing machine & dishwasher. Roll edge worktops with inset one and a quarter bowl sink unit with mixer tap & matching drainer, tiled splashbacks, laminate flooring, wall mounted Radiant boiler (not tested).

## First floor landing

2.62m x 1.91m (8'7 x 6'3)

UPVC double glazed window to side. Built in airing cupboard, loft access. Doors to all rooms.

## Bedroom 1

3.76m x 3.28m (12'4 x 10'9)

UPVC double glazed window to front. Radiator.

## Bedroom 2

3.48m x 3.28m (11'5 x 10'9)

UPVC double glazed window to rear. Built in wardrobes, radiator.

## Bedroom 3

2.74m x 2.21m (9' x 7'3)

UPVC double glazed window to front. Radiator.

## Bathroom

2.21m x 1.68m (7'3 x 5'6)

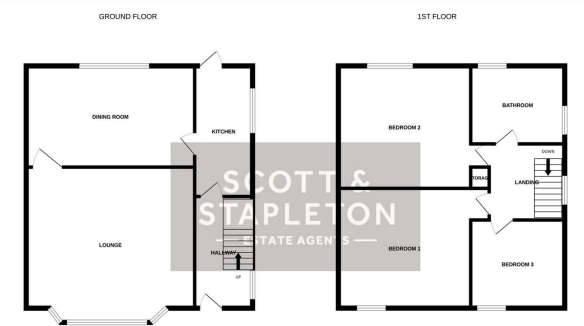
Obscure UPVC double glazed windows to rear & side. White suite comprising of panelled bath with mixer tap, separate shower over & glass screen, low level WC & wash hand basin in vanity unit with mixer tap. Fitted cupboard to 2 walls, heated towel rail, fully tiled walls, extractor fan.

## Front garden

The property is set well back from the road with a large walled front garden. Pedestrian access to rear.

## Rear garden

Large west backing rear garden extending to approx. 50'. Commencing with patio with remainder laid to lawn, greenhouse, shed, brick built outbuilding 8'4 x 6'2, outside WC.



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	

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	