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40 Clarence Street,  
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

[www.sorrellproperty.co.uk](http://www.sorrellproperty.co.uk)



**13 Priory Avenue, Southend-On-Sea, SS2 6LA**

**£300,000**

Being offered for sale with no onward chain is this detached bungalow being situated in a popular Prittlewell location, close to Priory park, and convenient for Prittlewell and Victoria railway stations. The property is double glazed throughout and benefits from a West backing rear garden and off street parking for two vehicles.

Opaque double glazed doors to entrance lobby, further double glazed door to:

### Entrance Hall

Carpeted, wall papered walls to coved ceiling, radiator, access to loft with pull down ladder, meter cupboard, doors off onto:

**Lounge 13'1" to bay x 11'10" to alcove (4.01 to bay x 3.61 to alcove)**



Bay window to front, carpeted, wall papered walls to coved ceiling, picture rail, radiator, tiled fire place with electric fire:

**Bedroom One 11'1" x 10'5" to alcove (3.40 x 3.18 to alcove)**



Double glazed windows to front, carpeted, wall papered walls, picture rail, radiator:

**Bedroom Two 10'0" x 10'5" to alcove (3.07 x 3.18 to alcove)**



Double glazed windows to rear, wall papered walls. picture rail, shelving to alcove, radiator:

**Kitchen 13'7" max x 9'8" (4.16 max x 2.96)**



Fitted with cupboard and draw units, built in four ring gas hob with electric oven under and extractor over, stainless steel sink unit, integrated upright fridge freezer, vinyl flooring, smooth plastered walls, double glazed windows to rear and double glazed door to porch with further door leading to rear garden

**Bathroom/wc 6'1" x 5'3" (1.86 x 1.62)**



Opaque double glazed window to rear, white suite comprising panalled bath with mixer tap and shower attachment, closed coupled wc, pedestal wash hand basin, tiled splash back, remainder of walls being wall papered, vinyl flooring, radiator.

## Externally



Rear garden with patio area to the immediate rear, the remainder being mainly laid to lawn with mature trees and shrubs, timber storage shed, fencing to boundaries, side access. The front of the property provides a hard standing with off street parking for up to two vehicles.

## Floor Plan

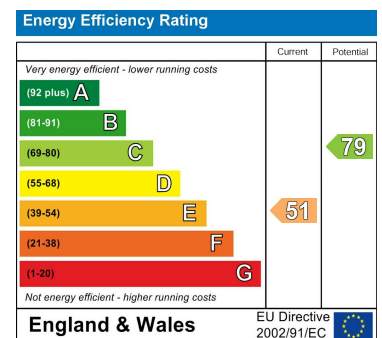


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## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

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