



## North Avenue

Southend-on-Sea

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM



## Guide Price £280,000

A mid terrace house in near perfect condition with THREE DOUBLE BEDROOMS, two reception rooms, newly fitted kitchen and bathroom. Benefitting from gas central heating, double glazing and a large garden. Great central location near to Southend town and train stations.





A mid terrace house with THREE DOUBLE BEDROOMS, two reception rooms, fitted kitchen and bathroom. Benefitting from gas central heating, double glazing and a large garden. Great central location near to Southend town and train stations.

#### **ENTRANCE HALL**

UPVC double glazed door to entrance hall. Radiator.

#### **LOUNGE**

13' 4" x 10' 8" (4.06m x 3.25m) UPVC double glazed bay window to front. Radiator.

#### **DINING ROOM**

11' 5" x 11' 0" (3.48m x 3.35m) UPVC double glazed window to rear overlooking garden and sideway. Access to under stairs storage cupboard. Radiator.

#### **KITCHEN**

10' 0" x 8' 5" (3.05m x 2.57m) UPVC double glazed window to side. Range of modern fitted base and eye level units with splash tiling. Integrated electric oven and



hob with extractor hood over. UPVC double glazed door providing access to rear garden. Door to stairs.

#### **BATHROOM/WC**

10' 0" x 4' 3" (3.05m x 1.3m) UPVC double glazed windows to side and rear. Half tiled in white with a new white suite comprised of a pedestal basin, low flush WC and a paneled bath with an electric shower over and a perspex shower screen. Combination boiler. Radiator.

#### **BEDROOM ONE**

14' 0" x 11' 5" (4.27m x 3.48m) UPVC double glazed windows to front. Door to fitted wardrobe space. Radiator.



#### **BEDROOM TWO**

11' 5" x 11' 0" (3.48m x 3.35m) UPVC double glazed window to rear overlooking garden and sideway. Door to fitted wardrobe space.

#### **ADJOINING BEDROOM**

13' 0" x 10' 0" (3.96m x 3.05m) UPVC double glazed window to rear overlooking garden. Radiator.



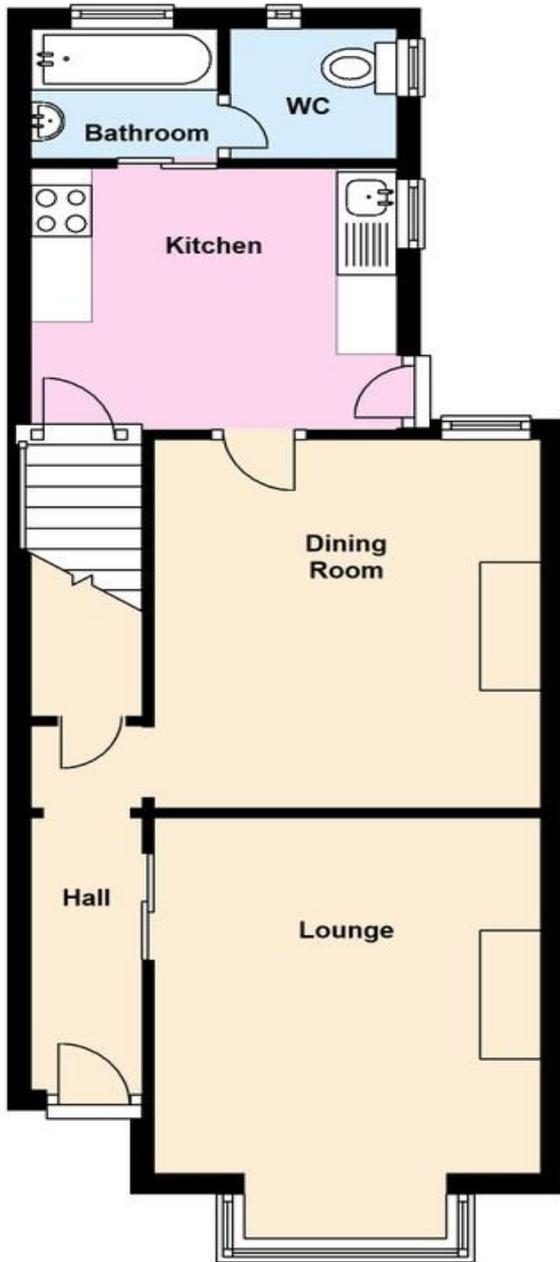
#### **GARDEN**

50' (15.24m In excess of 50'. Laid to lawn with small patio area, shrubs and borders. Shed to rear.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



### Ground Floor



### First Floor



Regulated by RICS

t. 01702 34 11 77

More than an estate agent

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

Residential Sales  
190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

