

# COUNTRYSIDE

## ESTATES



**149 Newington Avenue, Southend-On-Sea, SS2 4SG**

**Offers In Excess Of £350,000 Freehold**

**THIS FOUR BEDROOM SEMI-DETACHED HOUSE** offering good sized living accommodation and an APPROX 60' rear garden. Comprising of a spacious lounge / diner, kitchen, W/C, three bedrooms, family bathroom and a reception room / fourth bedroom.

This property is in close proximity to Thorpe Bay Train Station and Garon Park Leisure and Tennis Centre and is also in the catchment for Cecil Jones Academy and Hamstel Infant & Junior School.



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## Entrance Hall



Glazed panelled front door to front aspect, window to side aspect, laminate flooring, artex ceiling, under stairs storage, radiator.

**Lounge / Diner 18'4" max x 23'0" reducing to 12'9" (5.59m max x 7.01m reducing to 3.89m)**



French Doors to rear aspect, window to side and rear aspect, laminate flooring, smooth plastered ceiling, spotlights, radiators and power points.



**Kitchen 10'8" x 8'0" (3.25m x 2.44m)**



Window to side aspect, tiled flooring, smooth plastered ceiling, spotlights, hardwood worktop with tiled splashbacks, wooden base and eye level units with integrated appliances comprising of a 5 ring gas hob, oven / grill, and dishwasher. Space for washing machine and fridge freezer. Power points.





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**Reception Room / Bedroom 4 11'2" x 10'11" (3.40m x 3.33m)**



Window to front aspect, laminate flooring, artex ceiling, radiator and power points.

### W/C

Glazed panelled door to side aspect, tiled flooring, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W/C.

### Landing



Window to side aspect, carpet, smooth plastered ceiling, storage cupboard with boiler and water tank, pull down ladder to boarded and insulated loft.

**Bedroom 1 10'9" x 10'2" (3.28m x 3.10m)**



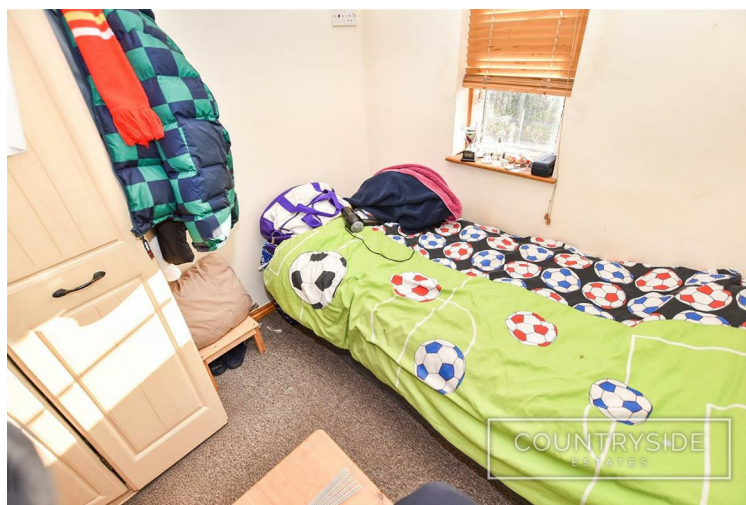
Window to front aspect, laminate flooring, artex ceiling, radiator and power points.

**Bedroom 2 10'10" x 9'11" (3.30m x 3.02m)**



Window to rear aspect, laminate flooring, artex ceiling, integrated wardrobes, radiator and power points.

**Bedroom 3 10'5" max x 7'4" (3.18m max x 2.24m)**



Window to front aspect, laminate flooring, artex ceiling, radiator and power points.



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### Bathroom 7'4" x 5'6" (2.24m x 1.68m)



Windows to side and rear aspect, tiled flooring, fully tiled walls, smooth plastered ceiling, spotlights, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W/C, panelled bath with handheld shower over, chrome heated towel rail.



### Rear Garden 60' approx (18.29m approx)



Approx 60' x 25'. Patio area with the remainder laid to lawn, fully fenced boundary, shed, water tap and side access.



### Driveway



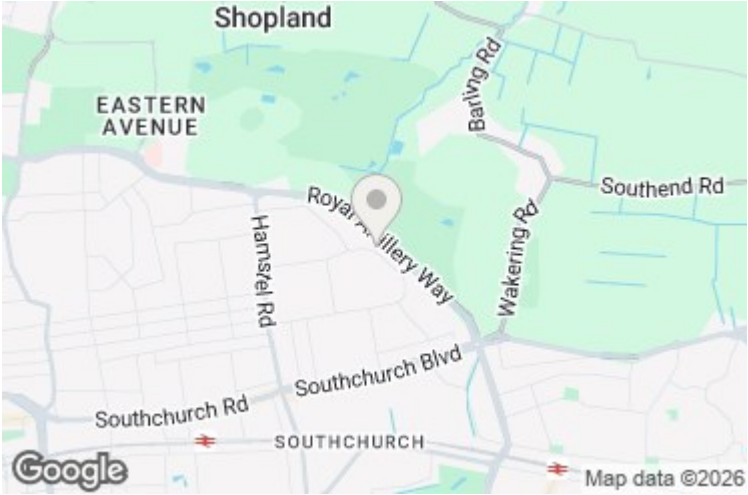
Low maintenance driveway with ample off street parking for two vehicles.



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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		
	61	75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



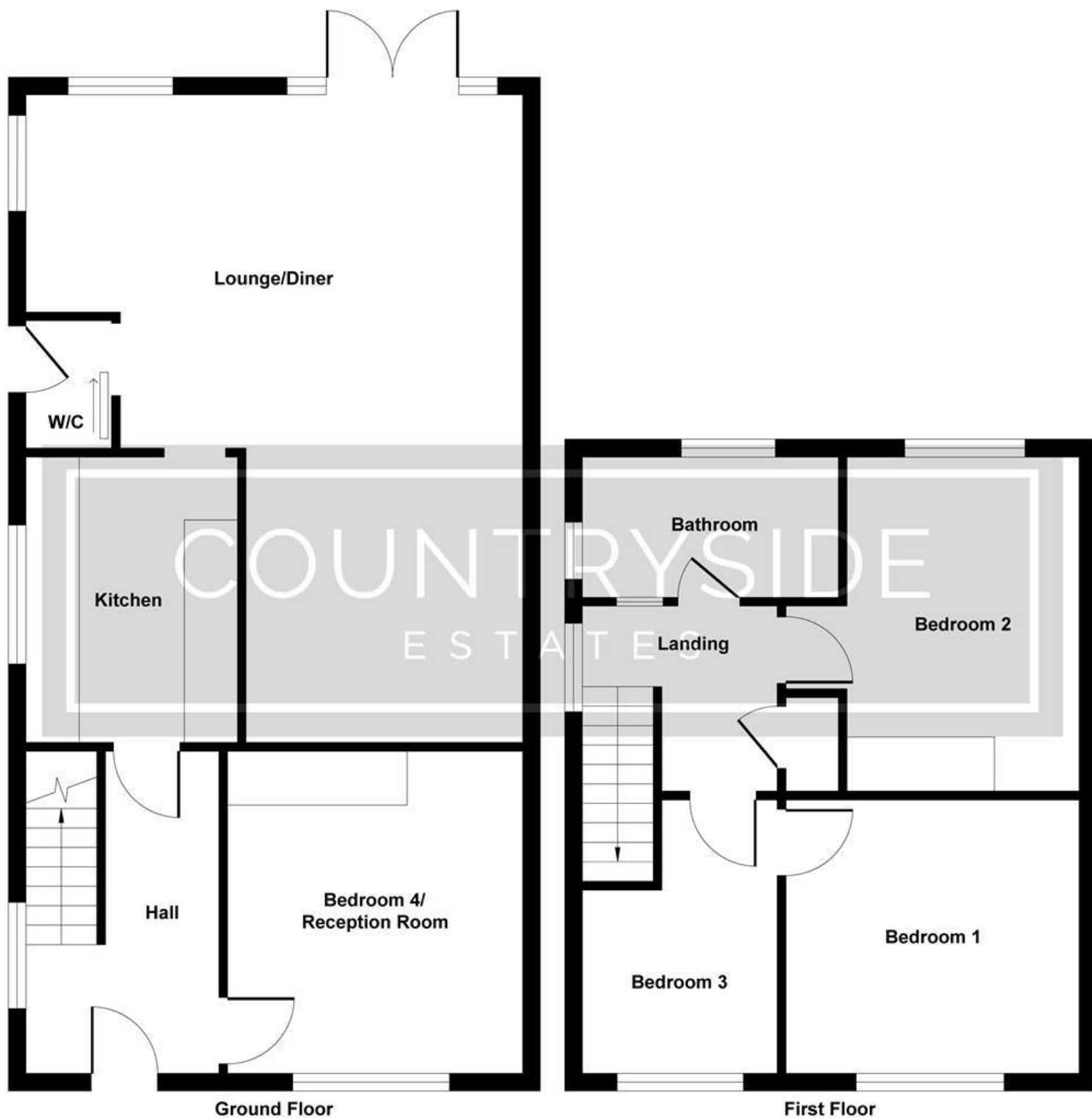


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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