



**NICKOLDS**  
Property Specialists



## 45a Christchurch Road, Southend-On-Sea, SS2 4JW

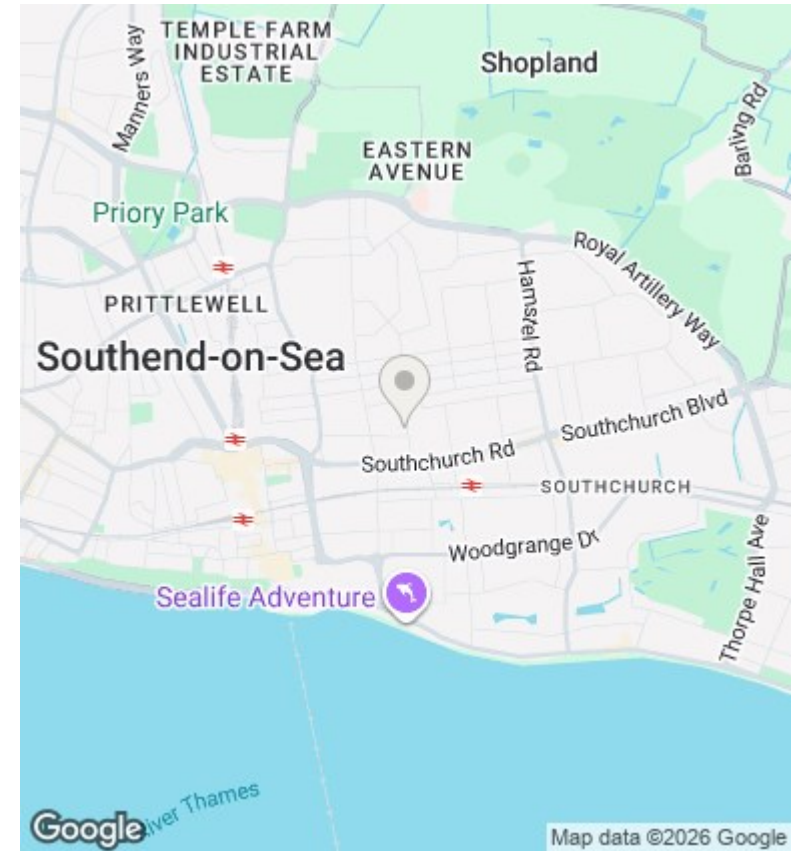
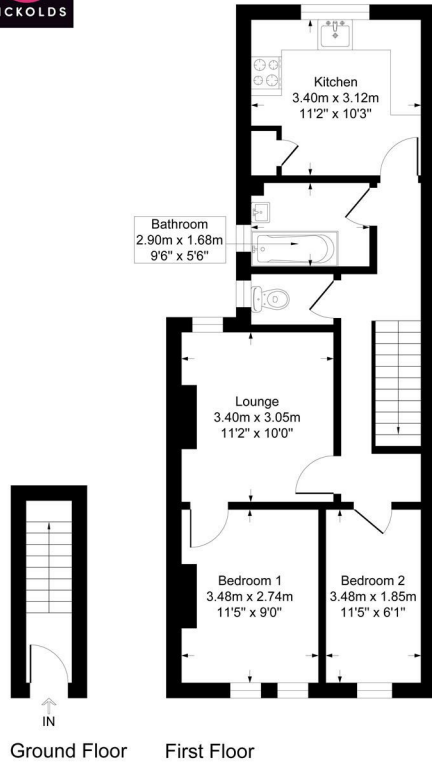
Guide price £200,000

- Attractive, 2 bedroom Victorian conversion flat with private garden and own front door
- Ideal for first time buyers and small comuter families
- New bathroom and seperate toilet for convenience
- 1 allocated parking space on drive
- Larger than average, spacious, airy hallway
- Close to a vast array of shops, bus routes and bars/restaurants
- Easy access to the station and all main bus routes



### Christchurch Road

Approximate Gross Internal Floor Area = 58.4 sq m / 629 sq ft



## Directions

## Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

## Council Tax Band

A

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	