



NICKOLDS
Property Specialists



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

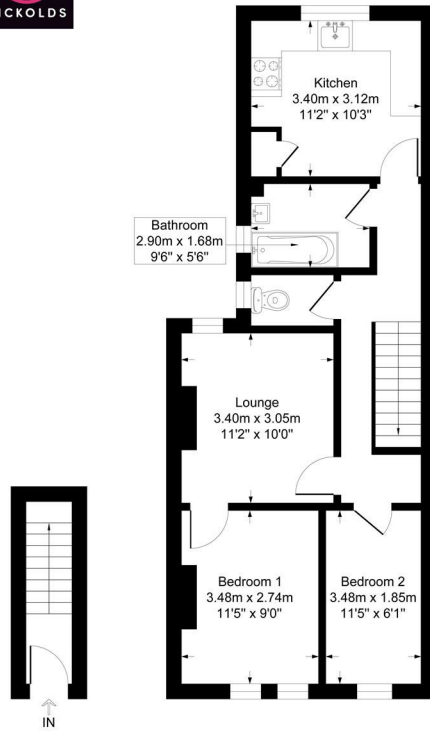
Guide price £200,000

- 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



Ground Floor

First Floor

Directions

Viewings

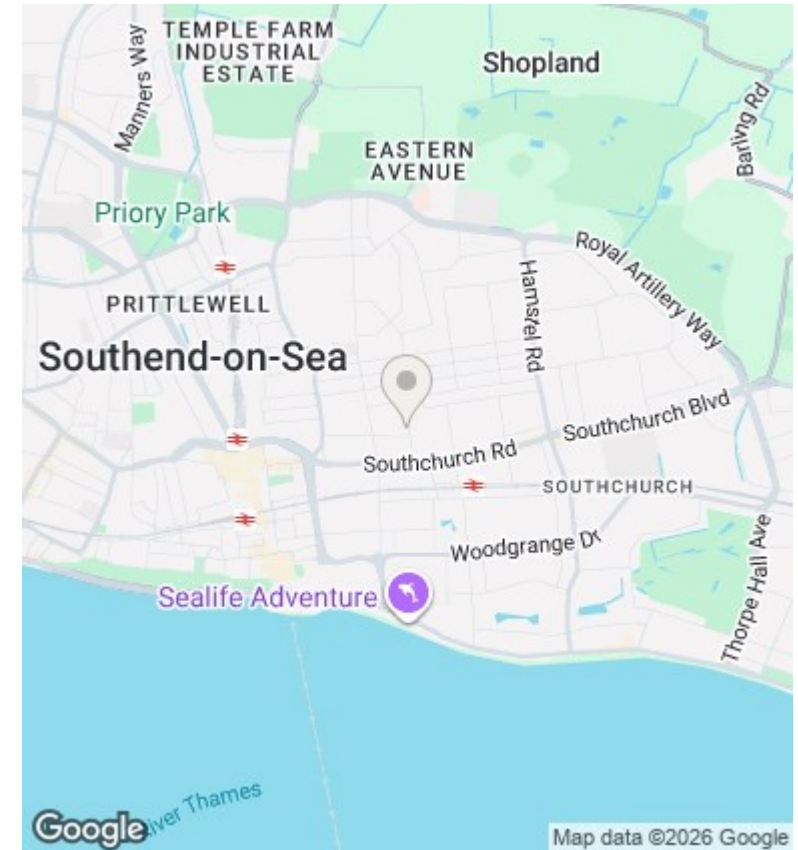
Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

A

EPC Rating:

E



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