



## Coleman Street Southend On Sea, Essex, SS2 5AW Asking Price £250,000

Cowling & Payne are delighted to market this TWO bedroom terraced property, with the bonus of being CHAIN FREE. This is an excellent opportunity for both first time buyers and investors.

Set in a convenient location, this home benefits from excellent public transport links and is ideally situated for access to nearby local amenities, making it a practical choice for those seeking ease of everyday living.

Upon entering the property, you are greeted by a spacious reception room, perfect for relaxing or entertaining guests. The layout flows seamlessly to the well-appointed kitchen, offering ample space for meal preparation and storage.

Upstairs, the accommodation comprises two bedrooms, & bathroom.

This inviting home is perfectly positioned for commuters, with Southend Victoria railway station just a short walk away, providing swift access to London Liverpool Street. Residents will appreciate the abundance of local amenities nearby, including shops, cafes, and leisure facilities, all within close reach.

This terraced property delivers a superb blend of comfort and convenience in a sought-after location.

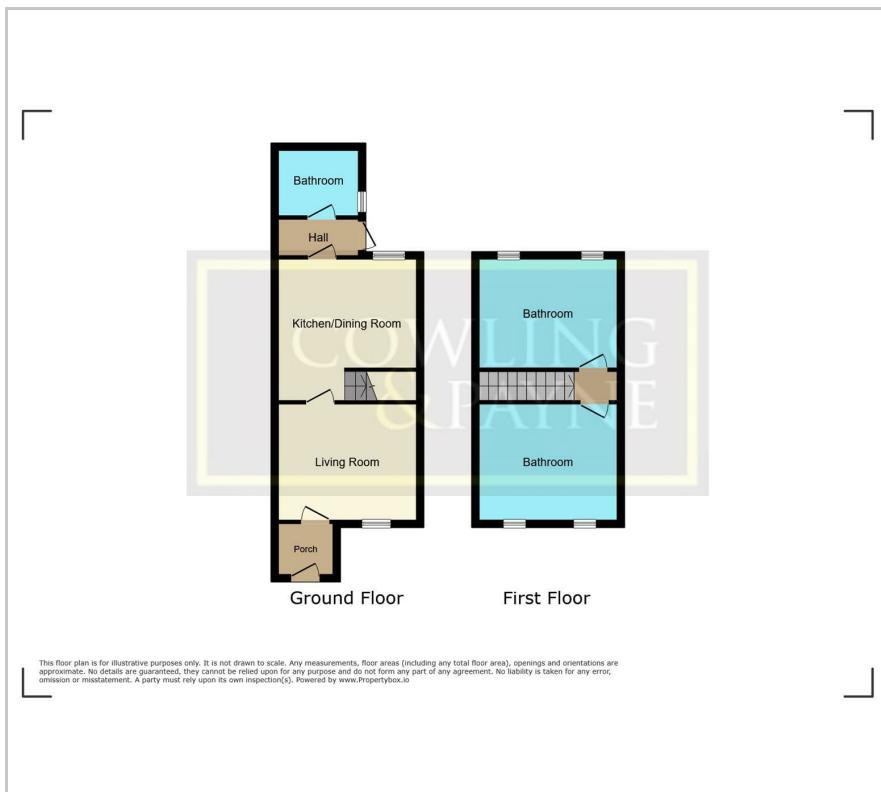
- CHAIN FREE
- TWO BEDROOM TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE PROXIMITY TO SOUTHEND CENTRAL RAILWAY - C2C LINE
- CLOSE PROXIMITY TO SOUTHEND VICTORIA RAILWAY LINE - NATIONAL RAIL
- EASY REACH TO SOUTHEND HIGH STREET FOR LOCAL AMENITIES
- NEARBY TO SOUTHEND SEAFRONT

### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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