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Estate Agents



Nestled on Central Avenue in the vibrant Southend-on-Sea, this attractive two-bedroom terraced house presents an excellent opportunity for first-time buyers, small families, or savvy investors. The property boasts an inviting enclosed front garden, adorned with decorative stone landscaping, a sturdy brick wall, fencing, and a charming wooden gate, creating a delightful first impression. Upon entering, you will find a spacious open-plan living and dining room, designed to provide ample space for both relaxation and entertaining. The room features a lovely electric fireplace, perfect for cosy evenings, and a double-glazed bay window that floods the area with natural light. The modern fitted kitchen is a culinary delight, showcasing elegant marble-effect worktops, an integrated oven and grill, an electric hob, and an extractor fan, making it a practical space for cooking enthusiasts. Furthermore two well-proportioned double bedrooms offer comfort and tranquillity, with the principal bedroom benefiting from floor-to-ceiling fitted wardrobes, providing generous storage solutions. The private rear garden is a true gem, offering a pleasant decking area, ideal for outdoor seating, a lush lawn, mature planting, and a useful storage shed, perfect for gardening tools or outdoor equipment. Conveniently located, this property is within easy reach of local shops and everyday amenities, as well as the bustling Southend-on-Sea city centre. Excellent transport links make it an ideal choice for commuters, while nearby attractions such as Garron Park, Southend University Hospital, and a selection of local schools enhance its appeal. This charming home is not to be missed, offering a perfect blend of comfort, style, and convenience.

- Attractive two-bedroom terraced house, ideal for first-time buyers, small families or investors.
- Spacious open-plan living and dining room, offering plenty of space for both relaxing and entertaining.
- Modern fitted kitchen with marble-effect worktops, integrated oven and grill, electric hob and extractor fan.
- Spacious family bathroom with tiled flooring, partially tiled walls and useful under-basin storage.
- Ideally located close to Garon Park, Southend University Hospital and a selection of local schools, making it a convenient choice for families and professionals
- Enclosed front garden with decorative stone landscaping, brick wall, fencing and a wooden gate.
- Feature electric fireplace and double-glazed bay window to the living area.
- Two well-proportioned double bedrooms, with the principal bedroom benefiting from floor-to-ceiling fitted wardrobes.
- Private rear garden featuring a decking area, lawn, mature planting and a useful storage shed.
- Within easy reach of local shops, everyday amenities, Southend-on-Sea city centre and excellent transport links, making the property well suited to commuters

# Central Avenue

## Southend-on-Sea

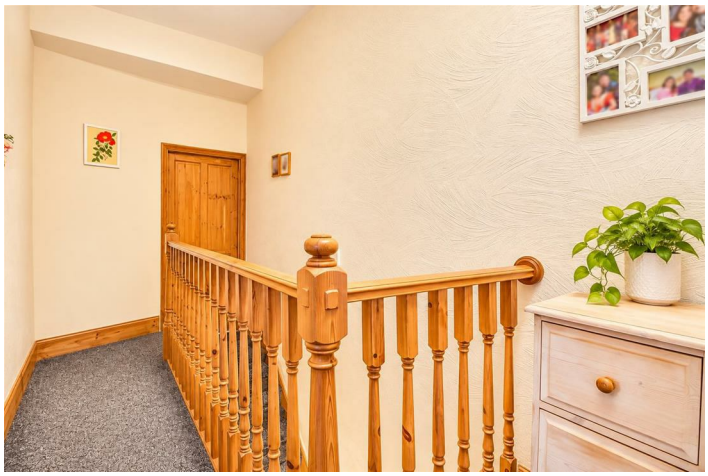
## £300,000

Offers Over

2 1 1 E

# Central Avenue



**Frontage**
The property is enclosed to the front by a brick wall and fencing, with a wooden gate providing access. The front garden is attractively finished with decorative stones, while the property also benefits from double-glazed windows throughout.

**Entrance Hall**
A smooth coved ceiling with pendant lighting complements the hardwood flooring, while a radiator with a decorative cover adds a practical touch. The area also provides access to all first-floor rooms.

**Lounge/Diner**
The spacious open-plan living and dining area features a smooth coved ceiling with pendant lighting, tiled flooring, a feature electric fireplace, and a double-glazed bay window. The dining area offers a further double-glazed window and ample space for a dining table, making it ideal for both everyday living and entertaining. Living Room Area – 13'3" × 11'3", Dining Room Area – 11'8" × 11'6"

**Kitchen**
10'9" × 9'1"
The modern fitted kitchen features a smooth ceiling with pendant lighting, hardwood flooring, and a double-glazed window. Marble-effect worktops complement the range of fitted units, while integrated appliances include an oven and grill, four-ring electric hob, and extractor fan. There is also space for a washing machine, with a door providing access to the rear garden.

**Landing**
The landing features a smooth ceiling with pendant lighting, complemented by attractive oak wood detailing to the doors, skirting boards and banister, with carpeted flooring, the area provides access to all first-floor rooms.

**Bedroom One**
12'7" × 9'4"
The double bedroom features a smooth ceiling with pendant lighting, a double-glazed window, and carpeted flooring.

**Bedroom Two**
11'6" × 9'4"
The spacious double bedroom features a smooth ceiling with pendant lighting, carpeted flooring, and double-glazed windows. A feature fireplace with an attractive wooden surround adds character, while floor-to-ceiling fitted wardrobes provide ample storage space.

**Bathroom**
10'5" × 9'1"
The spacious bathroom features tiled flooring and partially tiled walls, complemented by a smooth ceiling with pendant lighting. A double-glazed window with privacy glass provides natural light, while the wash basin benefits from useful storage beneath.

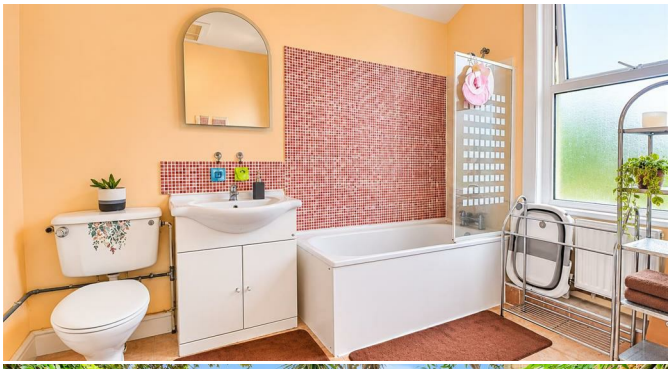
**Rear Garden**
The rear garden offers a decking area, ideal for outdoor seating and relaxation, along with a lawn featuring stepping stones leading through the garden. Mature bushes and colourful flowers surround the space, providing added privacy and a peaceful setting. A walkway leads to a useful storage shed situated at the bottom of the garden.

**Agents Notes:**
The seller has said:

1.) The storage battery installed 8 months ago with a capacity of 13.5KW charge which charges during cheaper night tariffs of 6p and discharges during the day saving a lot of money in the bills. Especially benefitting during the winters.
2.) Water Softener and water purifier which was installed this month (August).
3.) electric combi boiler installed 9 months ago.





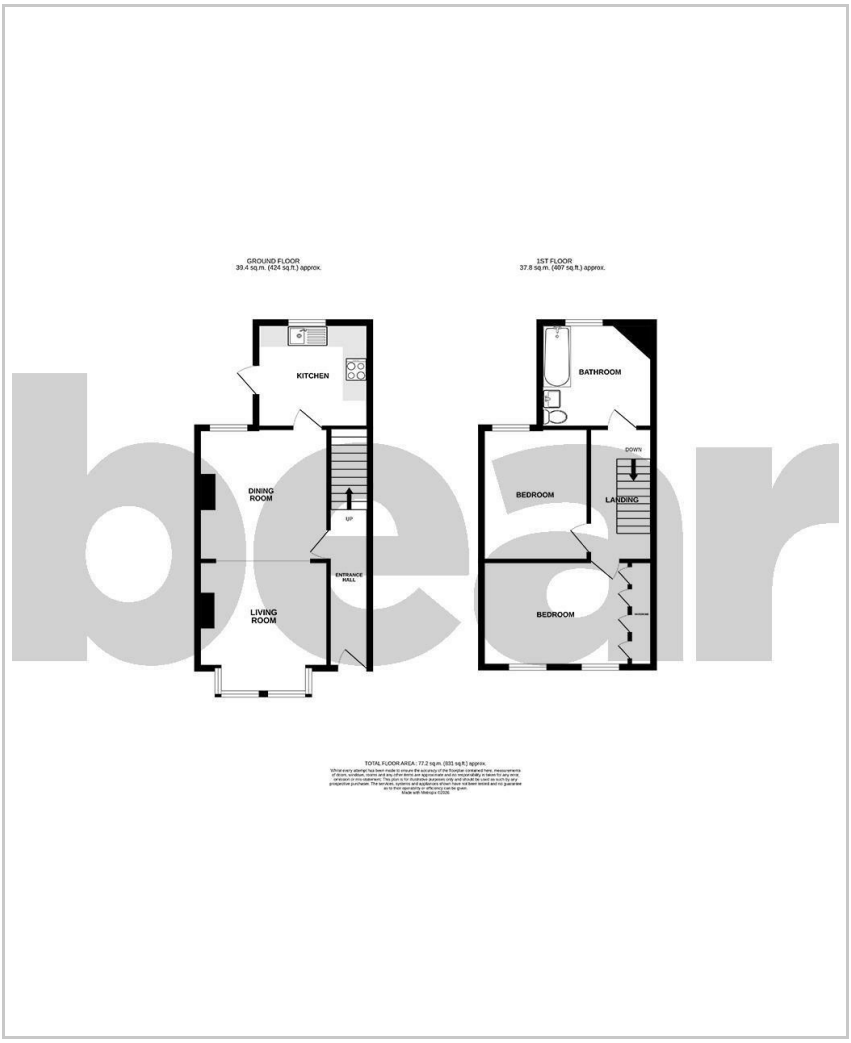




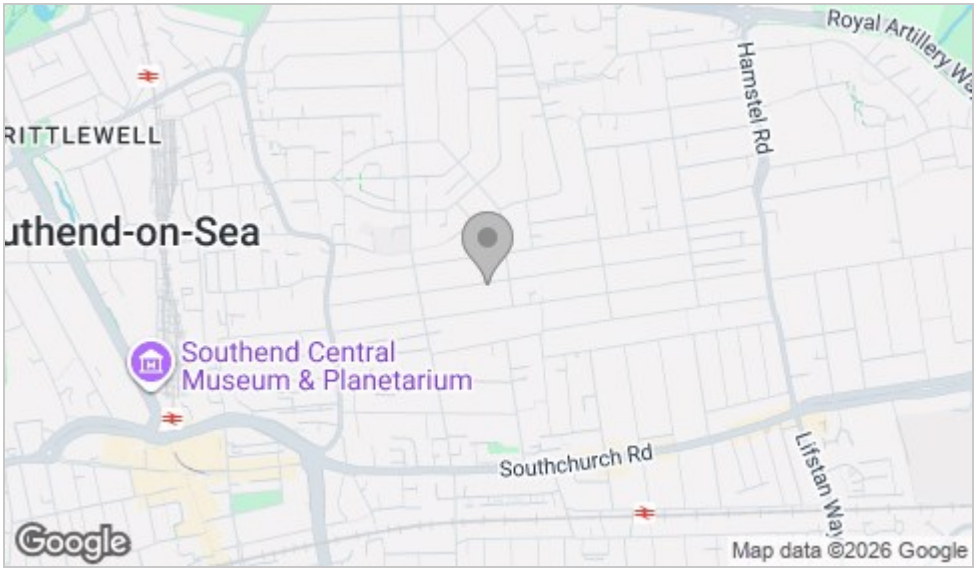




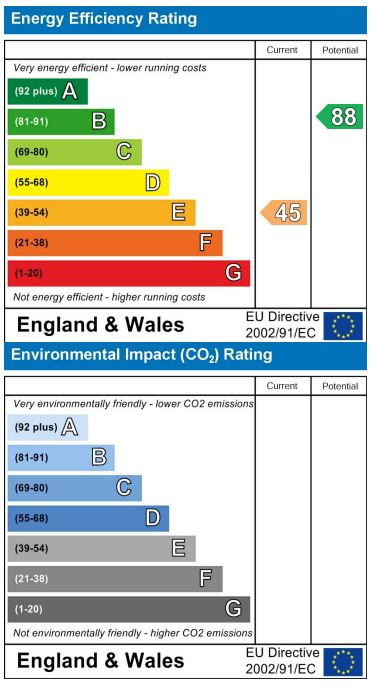
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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