1st Call
SALES AND LETTINGS









Roots Hall Avenue, Southend-On-Sea, SS2 6HN

£240,000 - Freehold

In need of some refurbishment but offering great potential is this three bedroom end of terrace house being offered with no onward chain. Offering a 23' lounge/ diner and good sized kitchen to the ground floor, upstairs you will find three bedrooms and a family bathroom whilst outside is a compact west facing rear garden. Situated in a convenient location offering easy access to Southend city centre, mainline rail stations and within Westborough Schools catchment area. Viewing advised.

Accommodation Comprising

Front door to...

Entrance Hall



Radiator, staircase to first floor, coved ceiling, doors off to...

Lounge/ Diner 23'6 x 14' < 10'10 (7.16m x 4.27m < 3.30m)



Lounge Area



Double glazed window to front, radiator, feature brick fireplace, coved ceiling, opening to...

Dining Area



Double glazed window to rear, radiator, coved ceiling...

Kitchen 13' x 6'7 < 10' (3.96m x 2.01m < 3.05m)



Range of fitted base units with working surfaces over, inset single drainer sink unit, space for electric cooker, space and plumbing for washing machine, matching wall mounted units, tiled splashbacks, double glazed windows to side and rear, stable door to garden...



First Floor Landing



Double glazed window to rear, radiator, loft access, coved ceiling, doors off to...

Bedroom 1 11'10 x 11'5 (3.61m x 3.48m)



Two double glazed windows to front, radiator, feature cast iron fireplace, coved ceiling...

Bedroom 2 11'5 x 7'2 max overall (3.48m x 2.18m max overall)



Double glazed window to rear, radiator, built in cupboard housing gas central heating & hot water boiler, additional fitted dresser unit with glazed doors, coved ceiling...



Bedroom 3 8'2 x 5'6 (2.49m x 1.68m)



Double glazed window to front, radiator, coved ceiling...

Bathroom



Suite comprising panelled bath with shower unit over, vanity wash hand basin, low level W.C., radiator, fully tiled walls, coved ceiling with inset spotlights, double glazed window to rear...

Externally



Compact rear garden comprising paved patio area, raised flower bed, block built shed with power & light connected, gate providing side access...



Agents Note

The property is located within a residents parking permit zone with annual permits available from the Local Authority from £22, more information can be found at - https://www.southend.gov.uk/car-parks-1/types-parking-permit...

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

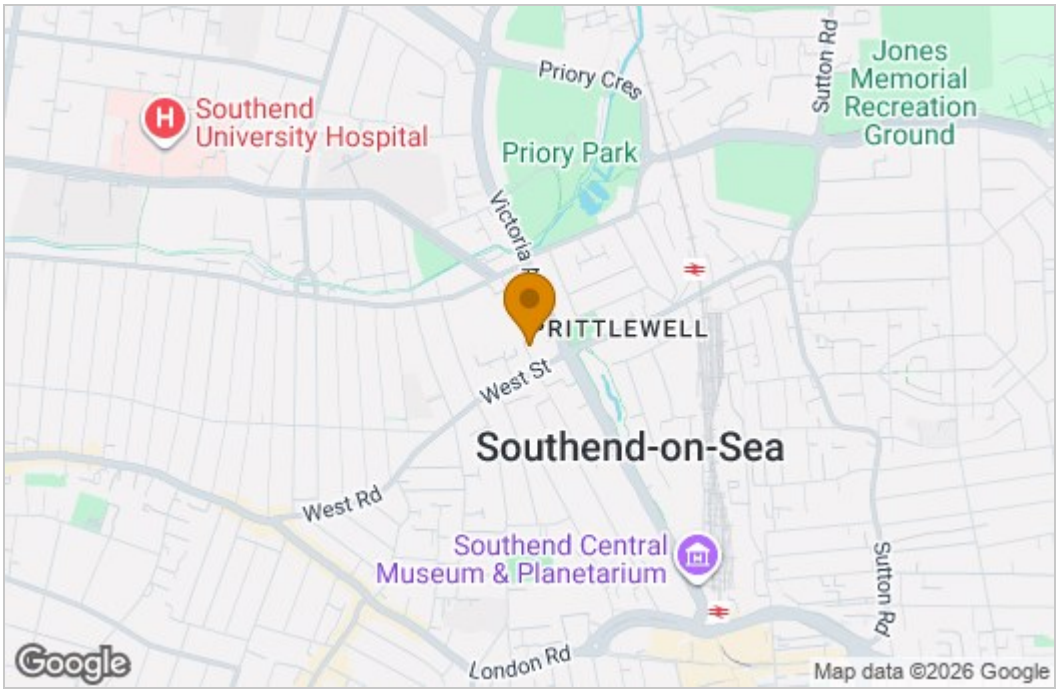
Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

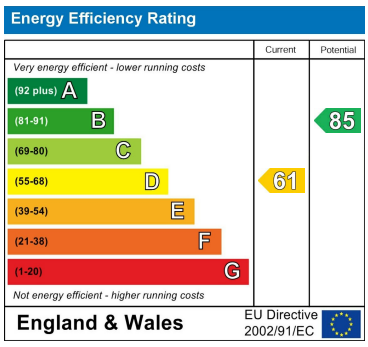


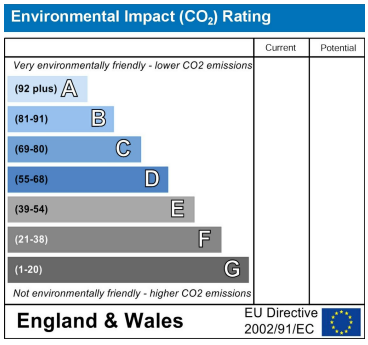
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





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