



Central Avenue | | Southend-on-Sea | SS2 5HS

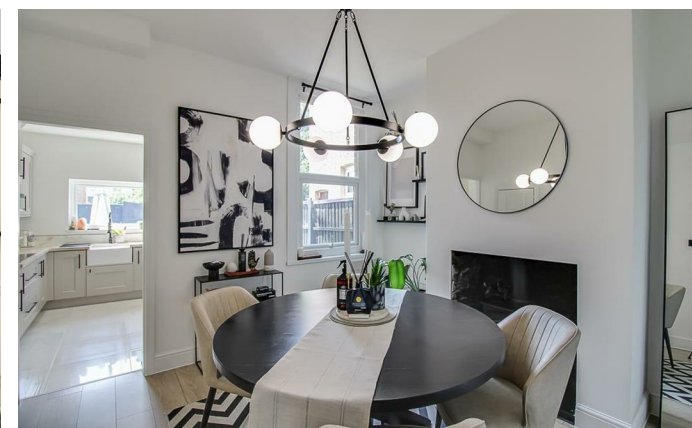
Price Guide £300,000

**bear**  
*Estate Agents*

**Central Avenue |  
Southend-on-Sea | SS2 5HS  
Price Guide £300,000**

\* £300,000 - £325,000 \* No Onward Chain \*  
Beautifully presented two-bedroom terraced home offering a stunning four-piece bathroom, a South-facing garden, and a convenient Southend-on-Sea location close to schools, amenities, and transport links.

- Terraced House with No Onward Chain
- Bay Fronted Lounge
- Modern Integrated Kitchen
- Freestanding Bath and Walk-in Shower
- Double Glazing
- Two Double Bedrooms
- Dining Room
- Stunning Four Piece Bathroom
- South Facing Rear Garden
- Gas Central Heating





This charming terraced house combines character features with modern finishes to create an ideal home for first-time buyers, downsizers, or small families. The property opens with an entrance hall leading to a bay-fronted lounge, which benefits from useful built-in storage. To the rear, the dining room provides an excellent entertaining space and opens into a modern integrated kitchen, complete with a side door providing access to the garden. The first floor accommodation comprises a landing with storage, a large bay-fronted double bedroom with built-in wardrobes, and a second double bedroom featuring an attractive fireplace. Serving both bedrooms is a stunning four-piece family bathroom, fitted with a freestanding bath, walk-in shower, WC, sink, and additional storage. Externally, the property boasts a generous South-facing rear garden, predominantly laid to lawn and ideal for outdoor dining and family enjoyment. Further benefits include double glazing and gas central heating.

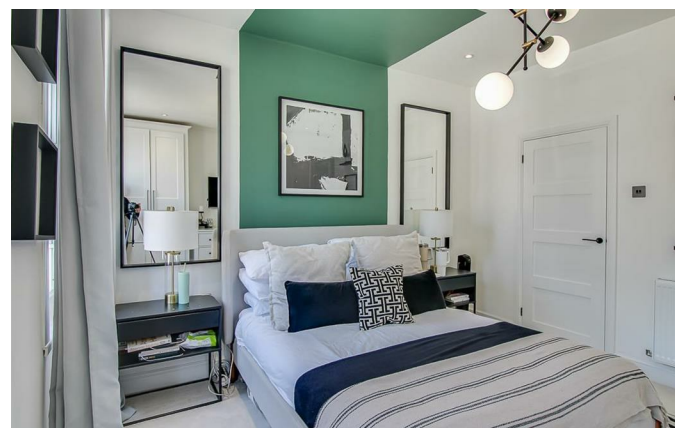
Situated on Central Avenue in Southend-on-Sea, the property falls within the catchment areas for Bournemouth Park Academy and Cecil Jones Academy. Local amenities, bus links, and both Prittlewell and Southend East Train Stations are within easy reach, making this an excellent location for commuters and families alike.

## Two Bedroom Terraced House

### Entrance Hall

### Lounge

14'2 x 10'1 (4.32m x 3.07m)



**Dining Room**

11'10 x 10'10 (3.61m x 3.30m)

**Kitchen**

11'9 x 8'5 (3.58m x 2.57m)

**Landing**

13'10 x 4'9 (4.22m x 1.45m)

**Bedroom One**

12'7 x 12'0 (3.84m x 3.66m)

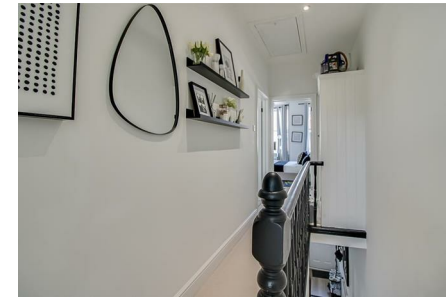
**Bedroom Two**

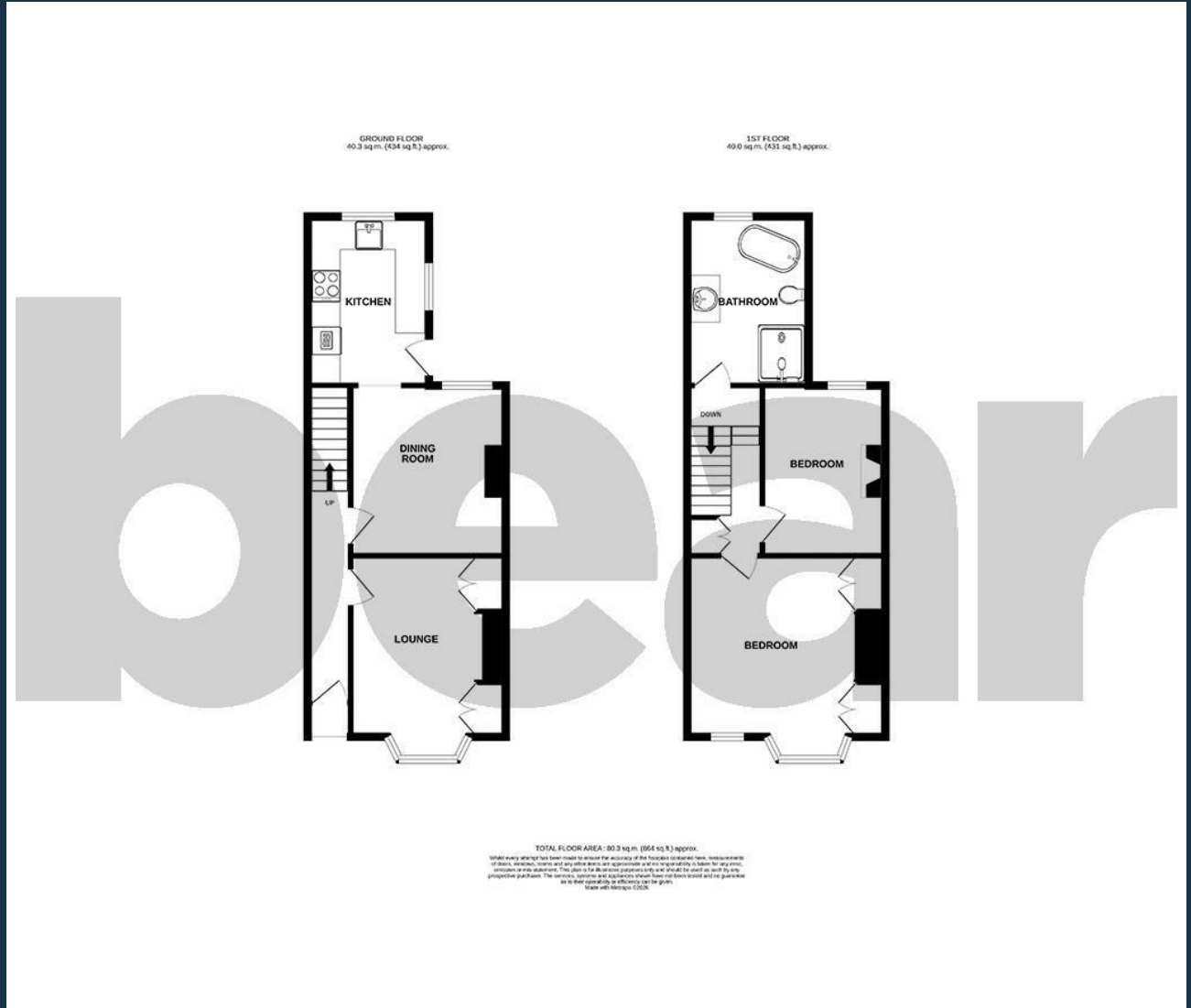
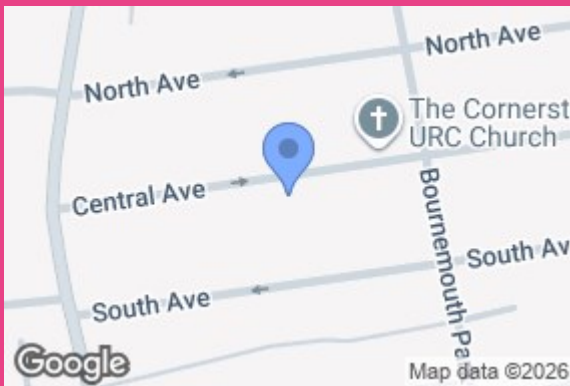
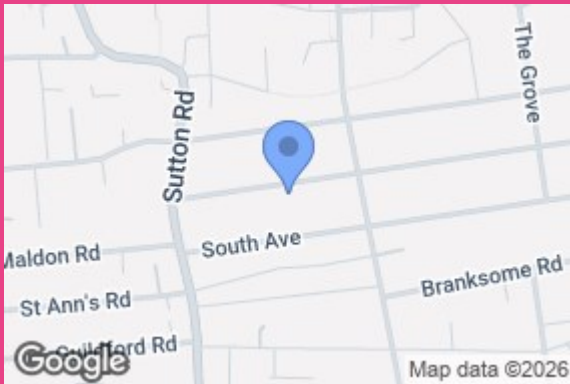
11'10 x 8'2 (3.61m x 2.49m)

**Four Piece Bathroom**

10'3 x 7'2 (3.12m x 2.18m)

**South Facing Garden**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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