

Three Bedroom, Terraced House For Sale - **£300,000**

**South Avenue, Southend-On-Sea, SS2 5JA**



## KEY FEATURES

- Three bedroom, terraced house
- Open plan lounge diner
- Generously sized kitchen
- Additional utility area with downstairs W/C
- Sizable rear garden
- Three piece bathroom
- Gas central heating and double glazing throughout
- Local to shops, amenities, eateries and popular travel routes
- Within a sought after school catchment area
- **NO ONWARD CHAIN**

## Description

NO ONWARD CHAIN! Ideal for first time buyers! Belle Vue are ecstatic to welcome this deceptively spacious, three bedroom family home to the sales market. Situated within a prime area of Southend On-Sea, nearby to popular transport routes, such as Southend Victoria Train Station, shops, eateries and amenities, as well as within a sought after school catchment zone, this home is sure to provide a vibrant, family oriented lifestyle with plenty of amusements to enjoy. The ground floor offers a bright, generously sized lounge diner, encouraging quality family time together, as well as a thoughtfully designed kitchen to allow for comfort and convenience, alongside an additional utility/downstairs W/C and a thriving, sizable rear garden, perfect for those summer days. Moving to the first floor, you will find a spacious master bedroom, equipped with built in storage, as well as a secondary double bedroom, a third single bedroom and a three piece bathroom. Whilst complete with gas central heating and double glazing throughout, this well-loved property is sure to impress. Early viewings are advised! Viewings available now!

## Accommodation

### Entrance Hallway

Accessed from a private, wood paneled front door, you are welcomed into the property. With carpet flooring and painted walls, this space benefits from a fitted radiator as well as decorative coving and built in storage cupboards. From here, there are further doors leading to the lounge diner and kitchen, with a rising staircase that leads to the first floor.

### Open Plan Lounge Diner 26' 0" x 11' 11" (7.92m x 3.63m)

Accessed from the entrance hallway, you are guided into the open plan lounge diner. Benefiting from dual aspect lighting from the double glazed bay window to the front elevation, as well as double glazed, uPVC french doors towards the rear, this space benefits from fitted radiators, a coved ceiling and a charming serving hatch. Complete with carpet flooring and painted walls.

### Kitchen 13' 0" x 9' 4" (3.96m x 2.84m)

Accessed from the entrance hallway, there is a spacious kitchen. Comprised of both eye level and low level storage units, this space houses amenities such as a dual sink with drier unit, oven and plumbing for a dishwasher. Complete with a built in dining table, this area benefits from dual aspect lighting from a double glazed window towards the side elevation, as well as a double glazed window towards the rear elevation. Finished with tiled effect flooring and splashback wall tiling, there is a further door leading to the utility room/downstairs W/C.

### Utility/Downstairs W/C 7' 3" x 4' 1" (2.21m x 1.24m)

Accessed from the kitchen, there is an additional utility/downstairs W/C. With tiled effect flooring and painted walls, this space is comprised of a low level W/C, a wall mounted hand wash basin and built in storage cupboard, complete with counter top unit that allows plumbing space for a washing machine. With additional benefits such as two double glazed windows towards the side and rear elevation, there is a further door that leads into the rear garden.

### First Floor Landing

From the rising staircase, you are welcomed onto the first floor landing. With carpet flooring and painted walls, there are further doors leading to the bedrooms and bathroom

### Bedroom One 11' 6" x 14' 1" (3.50m x 4.29m)

Accessed from the first floor landing, you are welcomed into the master bedroom. Generously sized, with the benefit of built in wardrobes, this space relishes in ample natural light from the two double glazed windows towards the front elevation, providing an idyllic respite. Complete with carpet flooring, painted walls, wall mounted mirrors and a fitted radiator.

### Bedroom Two 11' 6" x 9' 9" (3.50m x 2.97m)

Accessed from the first floor landing, there is a secondary bedroom. With carpet flooring and painted walls, this space is complete with a built in vanity unit, a double glazed window towards the rear elevation and a fitted radiator.

### Bedroom Three 6' 4" x 8' 9" (1.93m x 2.66m)

Accessed from the first floor landing, there is a third bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator, a double glazed window towards the rear elevation and a built in storage cupboard.

### Bathroom 6' 4" x 5' 4" (1.93m x 1.62m)

Accessed from the first floor landing, you are welcomed into the bathroom. Comprised of a low level W/C, a pedestal hand wash basin, a paneled bath and wall mounted shower, this space is made complete with vibrant splashback wall tiling, fitted mirrors and towel rails, a fitted radiator and a double glazed, obscured window towards the side elevation.

### Rear Garden 60' 0" x 16' 0" (18.27m x 4.87m)

\*Estimated Measurements\* Accessed from both the lounge, and the utility/downstairs W/C, you are welcomed into the rear garden. With a section of patio to allow for outdoor dining, this space is mainly laid to lawn with the added benefit of a storage shed. Complete with a selection of shrubs and flora, this space provides ample scope to become a welcoming, family area, perfect for hosting.

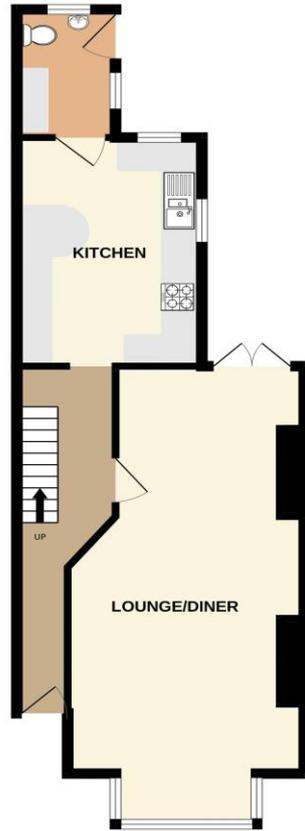






# Floorplan

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropac ©2022

## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**  
 EPC rating for this property is: **D**  
 Tenure of the property is: **Freehold**



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.