1st Call
SALES AND LETTINGS









Northumberland Avenue, Southend-On-Sea, SS1 2TH

£345,000 - Freehold

Offering three double bedrooms including a top floor master bedroom suite with dressing room and en suite this modern townhouse is situated in a fantastic location close to the seafront, Southchurch Park, Southend East rail station as well as being within catchment of the sought after Greenways Schools. Offered with no onward chain the property further benefits from a south facing rear garden, a garage and off street parking. Viewing essential.

Accommodation Comprising
Front door to...

Entrance Hall
Staircase to first floor, radiator, built in storage cupboard, laminate wood flooring, smooth plastered coved ceiling, doors off to...

Cloakroom



White suite comprising wall mounted wash hand basin, low level W.C., tiled splashbacks, radiator, extractor fan, smooth plastered ceiling, obscure double glazed window to front...

Kitchen 12'9 x 5'10 (3.89m x 1.78m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and concealed extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge/ freezer, matching range of wall mounted units one housing gas central heating & hot water boiler, tiled splashbacks, radiator, smooth plastered ceiling with inset spotlights, laminate wood flooring, double glazed window to front...



Lounge/ Diner 16'4 x 12'10 (4.98m x 3.91m)



Double glazed french doors to rear garden, radiator, feature electric fireplace, large built in storage cupboard, laminate wood flooring, smooth plastered coved ceiling...





First Floor Landing

Staircase to second floor, radiator, smooth plastered coved ceiling, doors off to...

Bedroom 2 12'10 x 11'7 < 9'11 (3.91m x 3.53m < 3.02m)



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



Bedroom 3 12'10 x 11' < 9'6 (3.91m x 3.35m < 2.90m)



Two double glazed windows to front, radiator, smooth plastered coved ceiling...



Bathroom 6'4 x 6'3 (1.93m x 1.91m)



White suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., electric shaver point. radiator, tiled splashbacks, smooth plastered coved ceiling with inset spotlights and extractor fan...



Second Floor Landing
Door to...

Master Bedroom Suite 16'3 x 12'10 max overall (4.95m x 3.91m max overall)



Double glazed window to front, radiator, built in storage cupboard also housing hot water cylinder, smooth plastered ceiling, archway to...



Dressing Room 10'3 x 5'11 (3.12m x 1.80m)



Double glazed skylight window to rear, radiator, range of fitted wardrobe cupboards, loft access, smooth plastered ceiling, door to...

En Suite 7' x 6'4 (2.13m x 1.93m)



Suite comprising walk in shower cubicle, vanity wash hand basin, low level W.C., radiator, electric shaver point, built in storage cupboard, smooth plastered ceiling with inset spotlights and extractor fan, double glazed skylight window to rear...

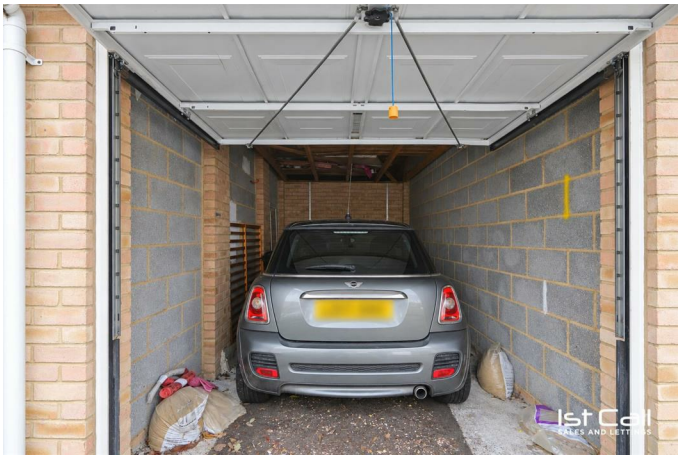
Externally

Rear Garden
South facing and approx. 35' in depth and comprising paved patio area, remainder mostly laid with shingle, gate to rear providing access to...

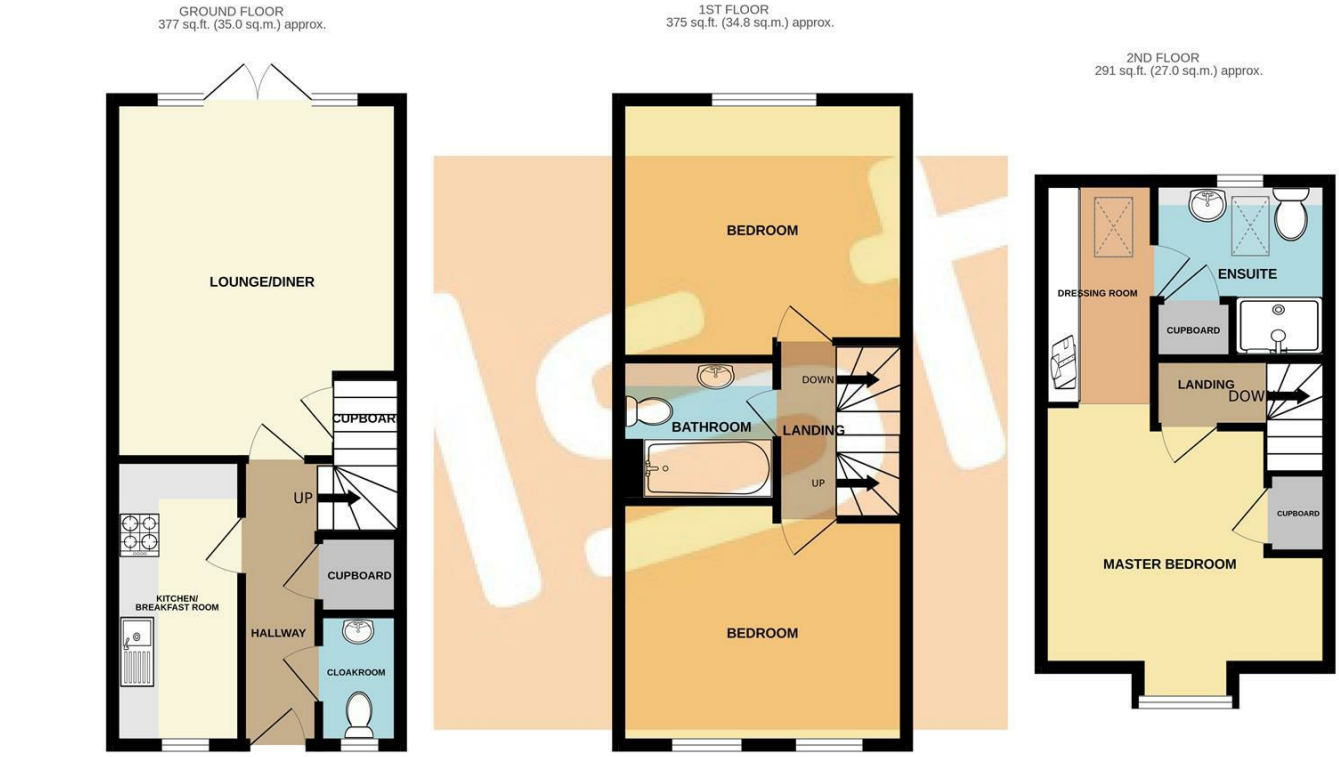
Off Street Parking & Garage



Own allocated parking space in front of GARAGE with up & over door...



Floor Plan



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

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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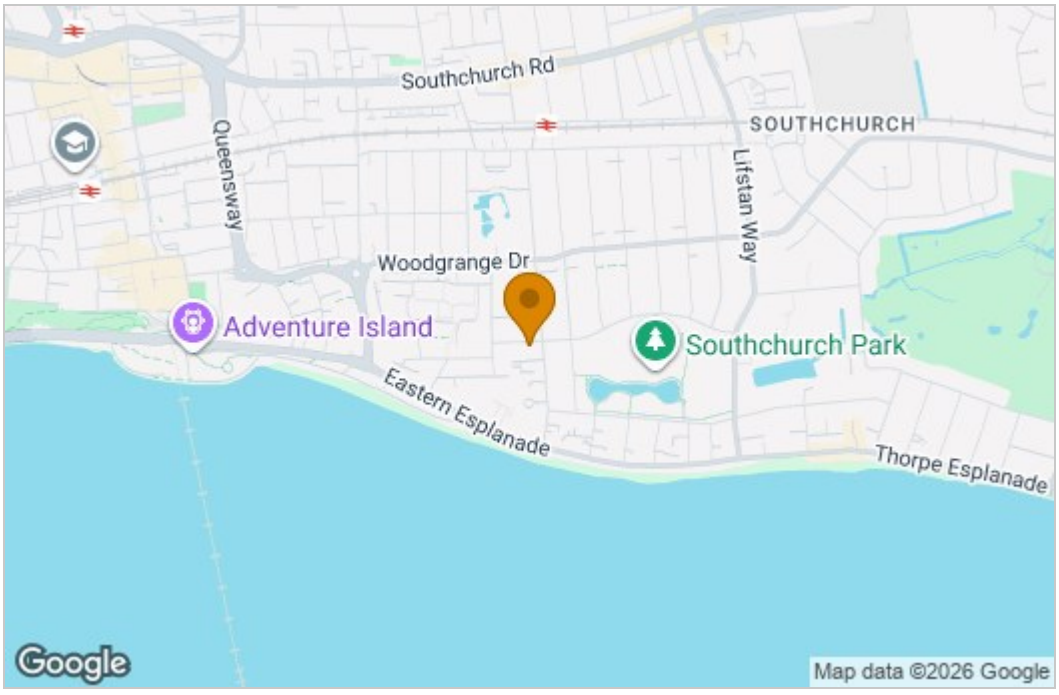
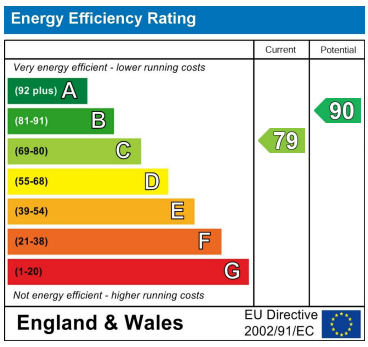
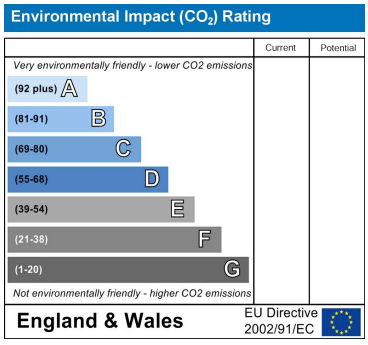
Area Map



Energy Efficiency Graph





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193 Woodgrange Drive, Southend On Sea, Essex, SS1 2SG
Tel: 01702616416 Email: info@1stcallproperty.com https://www.1stcallproperty.com