

Ist Call

SALES AND LETTINGS



Station Avenue, Southend-On-Sea, SS2 5ED

£280,000

This beautifully presented modern two bedroom semi detached house benefits from off street parking and is situated in a great location being close to Prittlewell rail station and within easy access of the city centre. Offering a modern fitted kitchen and open plan lounge/ diner to the ground floor, there are two double bedrooms and a modern bathroom upstairs. Fully double glazed and with underfloor heating throughout there is a very small rear yard and we feel the property would make an ideal first time purchase or rental investment and an internal viewing comes highly recommended.

Accommodation Comprising

uPVC front door providing access to...

Entrance Hall

Tiled flooring, large built in storage cupboard, smooth plastered ceiling, door to...

Open Plan Kitchen/ Living Room 28'7 x 10'8 < 7'1 (8.71m x 3.25m < 2.16m)



Kitchen Area

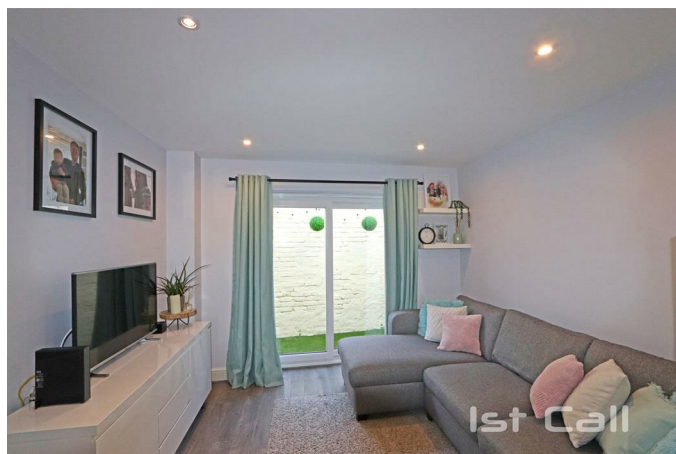


Range of modern fitted high gloss base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel electric hob with oven below and matching extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted base units, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed window to front...

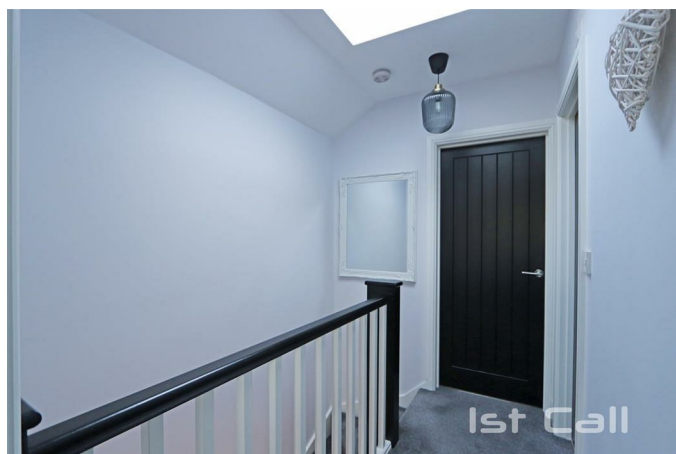
Living Area



Double glazed sliding patio doors to small rear yard, staircase to first floor, laminate wood flooring, smooth plastered ceiling with inset spotlights...

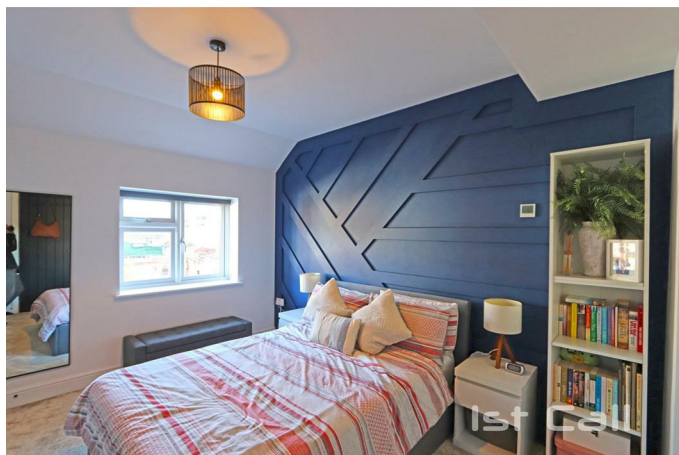


First Floor Landing



Double glazed skylight window, smooth plastered ceiling, doors off to...

Bedroom 1 12'2 x 10'8 (3.71m x 3.25m)



Double glazed window to front, feature wood panelling to one wall, smooth plastered ceiling...



Bedroom 2 10'8 x 10' (3.25m x 3.05m)



Double glazed window to rear, cupboard housing boiler for hot water and underfloor heating, smooth plastered ceiling...

Bathroom 8'9 x 4'3 (2.67m x 1.30m)



Modern white suite comprising panelled bath with mixer tap and electric shower unit over, pedestal wash hand basin, low level W.C., heated towel rail, fully tiled walls and flooring, extractor fan, smooth plastered ceiling, double glazed skylight window...

Externally

Front Garden

Providing off street parking space, access to built in storage cupboard at front of property...

Rear Yard



Small yard area laid with artificial grass...

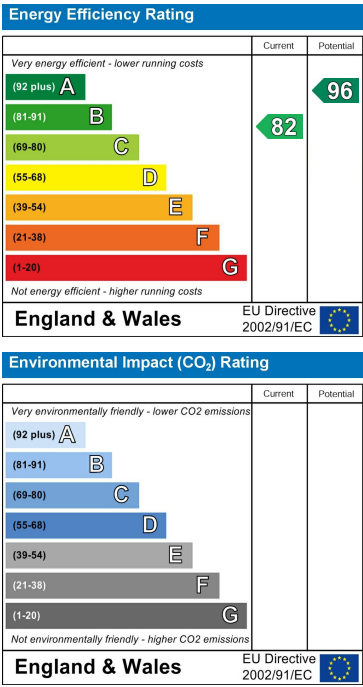
Floor Plan



Area Map



Energy Efficiency Graph



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