

Ist Call

SALES AND LETTINGS



Tickfield Avenue, Southend On Sea, SS2 6LL

£385,000 - Freehold

Offering generous and well-planned accommodation throughout, this extended three-bedroom terraced family home is offered with no chain and is ideally positioned close to Prittlewell Station, the city centre and a selection of highly regarded local schools. The spacious ground floor features a welcoming front lounge, an impressive rear living/family room ideal for modern family life, a contemporary fitted kitchen/breakfast room and a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms together with a family bathroom fitted with both a bath and separate shower. Further benefits include double glazing, gas central heating, an approximately 60ft rear garden and off-street parking for two vehicles. Combining excellent living space with a convenient location, this is a superb family home and internal viewing is highly recommended.

Accommodation Comprising

Composite double glazed front door to...

Entrance Hall



Radiator, staircase to first floor with understairs storage cupboard, wood flooring, picture rail, smooth plastered ceiling, doors off to...

Cloakroom



Modern white suite comprising low level W.C., pedestal wash hand basin, wood flooring, smooth plastered ceiling with inset spotlights and extractor fan...

Lounge 15'4 into bay x 12'5 (4.67m into bay x 3.78m)



Double glazed bay window to front, radiator, picture rail, smooth plastered coved ceiling, opening to...

Living/ Family Room 12'7 x 18'10 < 12'5 (3.84m x 5.74m < 3.78m)



Two vertical radiators, wood flooring, smooth plastered ceiling, open plan to...





Kitchen/ Breakfast Room 18' x 8'6 (5.49m x 2.59m)



Range of modern fitted white 'shaker' style base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and extractor hood over, space and plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, breakfast bar, matching range of wall mounted units, tiled splashbacks, vertical radiator, laminate tile effect flooring to kitchen area, wood flooring to remainder, smooth plastered coved ceiling with inset spotlights, double glazed window and french doors to rear...

First Floor Landing



Loft access, built in storage cupboard housing gas central heating & hot water boiler, picture rail, smooth plastered ceiling, doors off to...

Bedroom 1 15'7 x 11'1 (4.75m x 3.38m)



Double glazed bay window to front, radiator, picture rail, smooth plastered coved ceiling...

Bedroom 2 13'8 x 10'7 (4.17m x 3.23m)



Double glazed window to rear, radiator, feature cast iron fireplace, picture rail, smooth plastered ceiling...

Bedroom 3 8'6 x 7'5 (2.59m x 2.26m)



Double glazed oriel bay window to front, radiator, picture rail, smooth plastered ceiling...

Bathroom 7'10 x 6'2 (2.39m x 1.88m)



White suite comprising panelled bath with mixer tap, separate enclosed shower cubicle, pedestal wash hand basin, low level W.C., tiled splashbacks, smooth plastered ceiling with inset spotlights, two obscure double glazed windows to rear...

Externally

Front Garden

Paved providing off street parking for two vehicles...

Rear Garden



Approx. 60' rear garden comprising timber decked patio area, remainder mostly laid to lawn with flower/ shrub borders, timber summerhouse...



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

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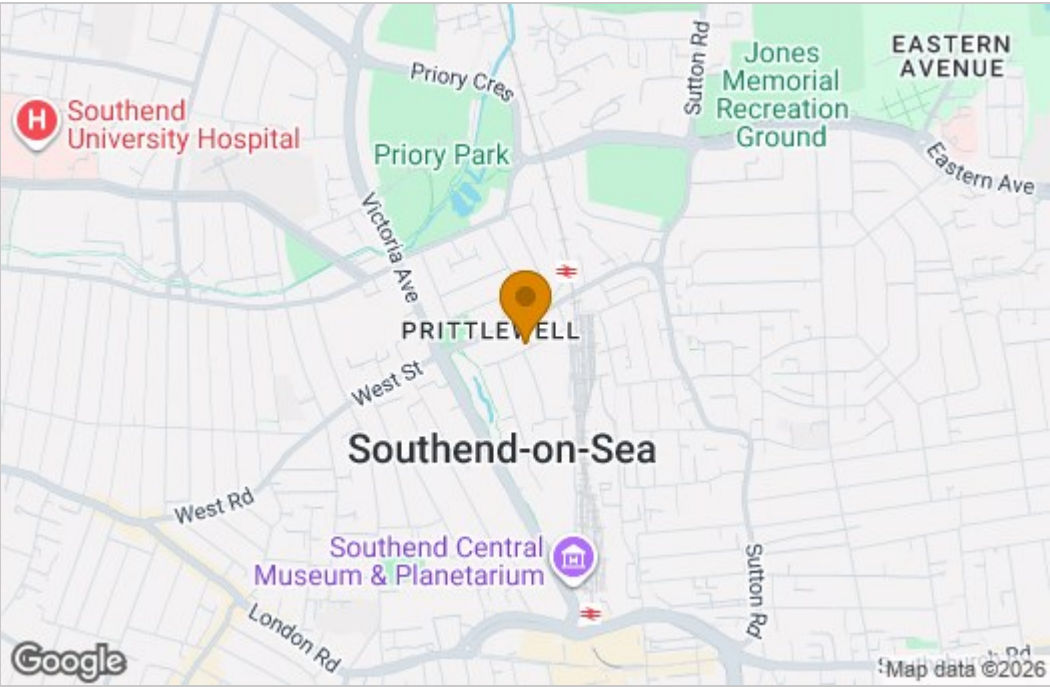
Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

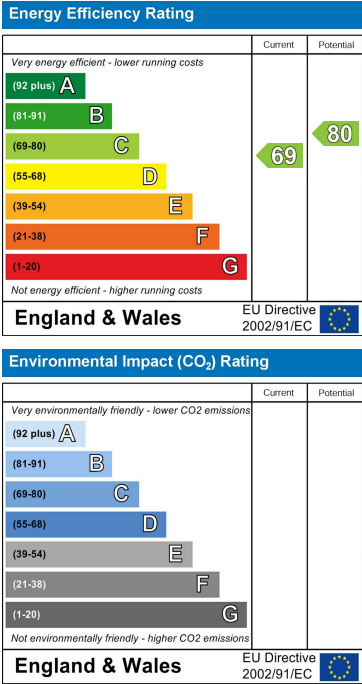


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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