

Ist Call

SALES AND LETTINGS



Arnold Avenue, Southend-On-Sea, SS1 2TJ

Offers Over £325,000 - Freehold

Offering fantastic potential and available with no onward chain, this spacious three-bedroom family home is ideally located close to the seafront, local shops, schools and Southend East rail station. The property features a generous lounge/diner, fitted kitchen, three bedrooms and a shower room. Further benefits include off-street parking, a detached garage and an approximately 65' rear garden. An excellent opportunity to create your ideal family home. Viewing highly recommended!

Accommodation Comprising

Double glazed sliding patio doors giving access to enclosed porch with further double glazed door to...

Entrance Hall

Radiator, staircase to first floor with understairs storage cupboard, wood block flooring, doors off to...

Lounge/ Diner

Lounge Area 13'11 into bay x 11'9 (4.24m into bay x 3.58m)



Double glazed bay window to front, radiator, feature Yorkstone fireplace, opening to...

Dining Area 13'7 x 10'4 (4.14m x 3.15m)



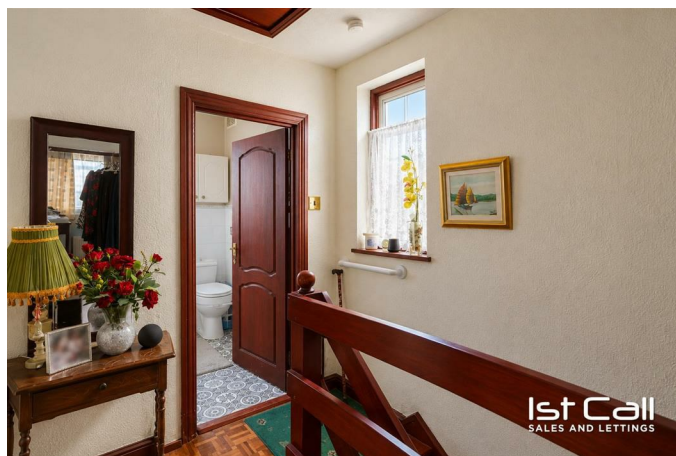
Double glazed sliding patio doors to rear garden, radiator, coved ceiling...

Kitchen 7'11 x 6'10 (2.41m x 2.08m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with matching extractor hood over, separate integrated eye level double oven, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, laminate tile effect flooring, smooth plastered coved ceiling, double glazed door and window to rear...

First Floor Landing



Obscure double glazed window to side, loft access, doors off to...

Bedroom 1 11'3 x 10'11 (3.43m x 3.33m)



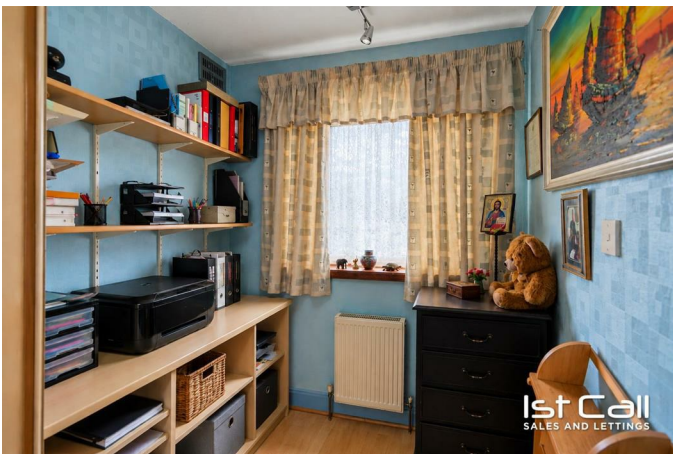
Oriel double glazed bay window to front, radiator, range of fitted wardrobe cupboards, laminate wood flooring...

Bedroom 2 11'10 x 11'3 (3.61m x 3.43m)



Double glazed window to rear, radiator, range of fitted wardrobe cupboards, laminate wood flooring...

Bedroom 3 7'10 x 6'3 (2.39m x 1.91m)



Double glazed window to front, radiator, laminate wood flooring...

Shower Room 6'2 x 5'11 (1.88m x 1.80m)



Suite comprising glazed shower cubicle, vanity wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to rear (There was originally a bath and this could easily be reinstated if preferred)...

Externally



Front Garden

Paved providing off street parking space, shared driveway to side of property giving access to rear garden with concreted hardstanding leading to...

Detached Garage

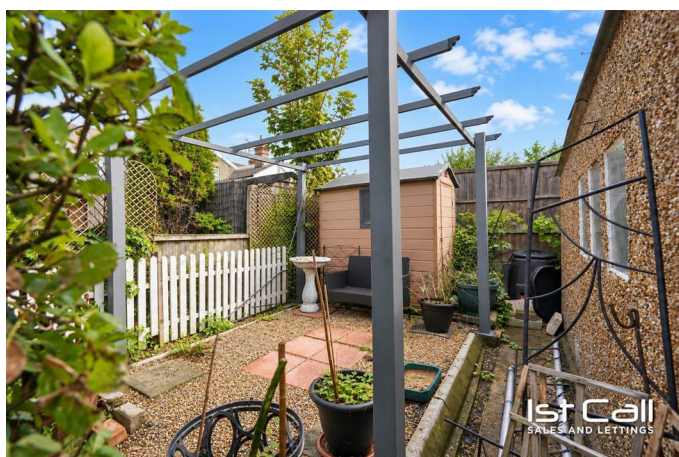


With timber up and over door and ideal for secure parking, storage or workshop use...

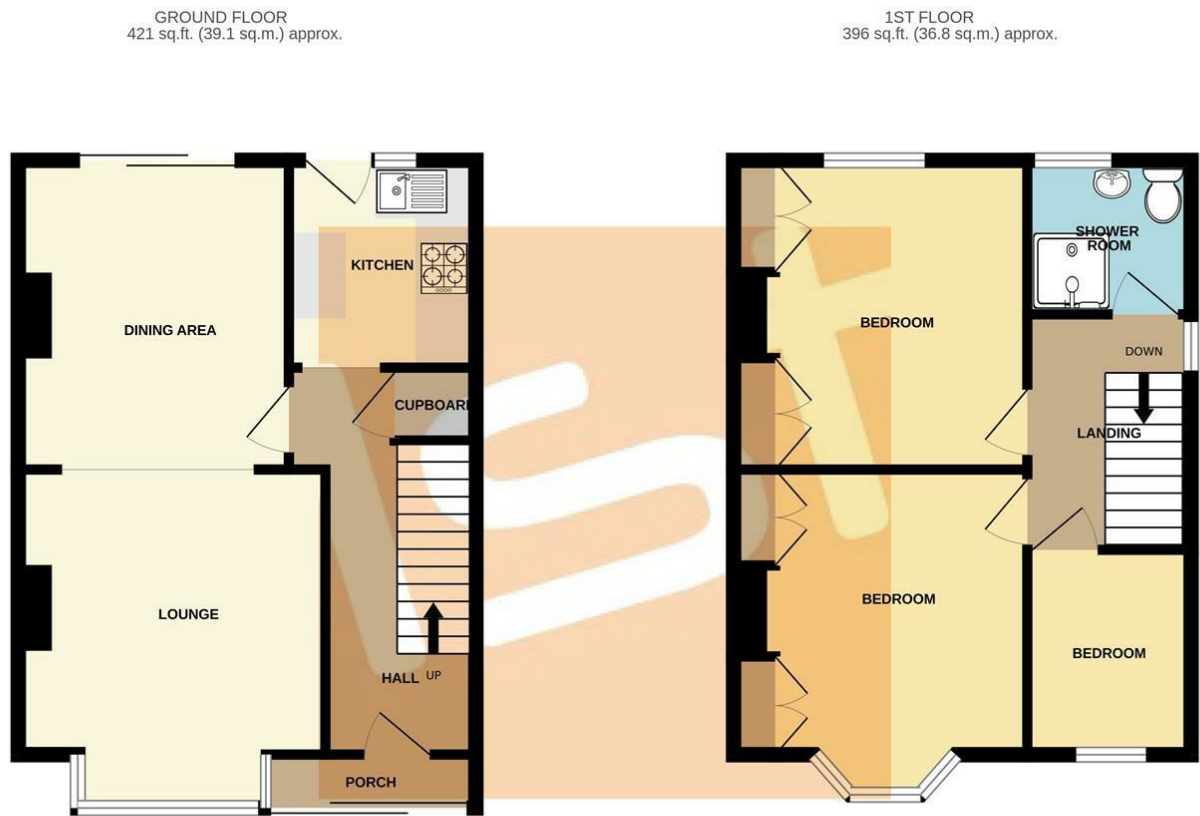
Rear Garden



Comprising paved patio area, remainder mostly laid to lawn with raised flower/ shrub borders, further part paved, part shingled patio area to foot of garden...



Floor Plan

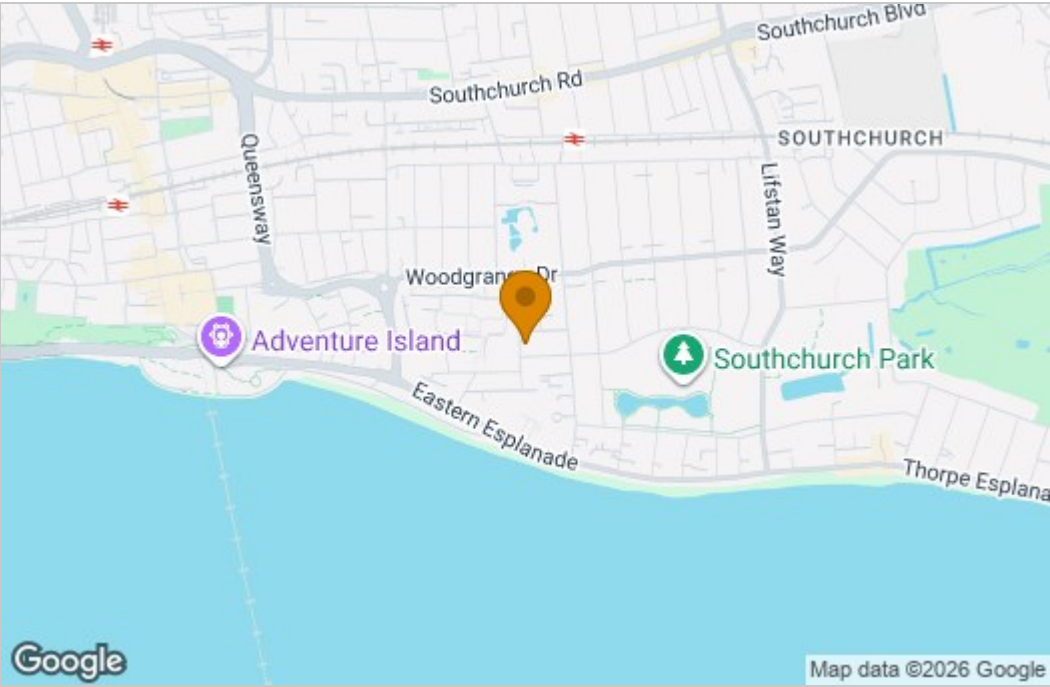


TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

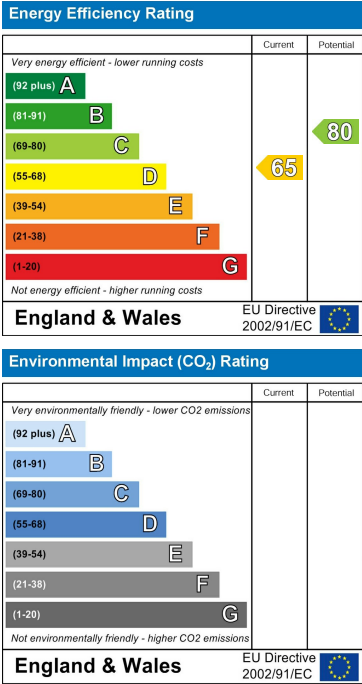
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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