



Central Avenue

Southend-on-Sea

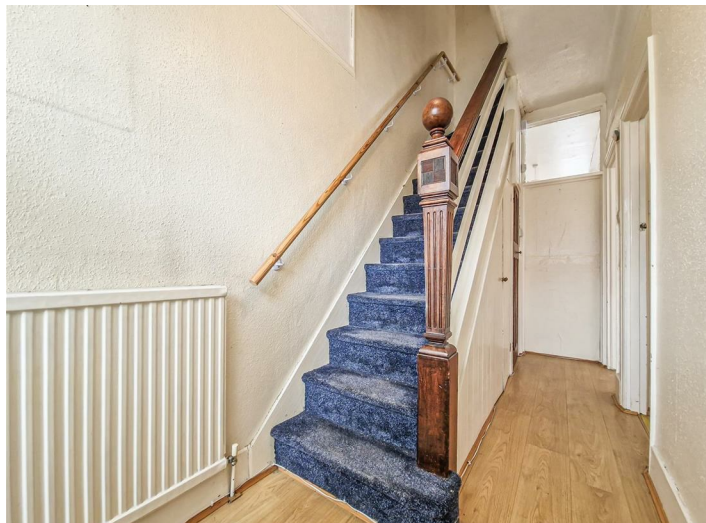
£290,000 Price Guide



* NO ONWARD CHAIN - ENORMOUS POTENTIAL * £290,000 - £300,000 * Bear Estate Agent are delighted to bring to the market for the first time in over 50 years, this three bedroom semi-detached home which is located in a popular residential area. The property offers a generous size open plan kitchen/diner with a good sized garden measuring 60 feet in length along with an independent driveway to the front.

- No Onward Chain
- Three Bedrooms
- Guest w.c
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Lean To/Conservatory
- Generous 60ft Garden
- Independent Driveway
- Close to City Centre
- Easy Access To Major Rail Links

Central Avenue



The accommodation comprises of a porch and entrance hallway, living room with feature bay window, large open plan kitchen/diner, inner lobby, guest w/c, lean to/conservatory. To the first floor there are three bedrooms and a family bathroom/w.c.

Further benefits include double glazed windows, gas central heating, an established and well maintained garden measuring 60 feet plus an independent driveway to the front offering off-street parking.

Central avenue is a popular residential location and offers easy access to major C2C rail links, good local schools, seafront and Southend City Centre.

Frontage

Independent driveway with drop kerb access providing off-street parking.

Entrance Porch

Obscured double glazed door leading to the entrance porch, obscured double glazed side panel window next to the door, laminate wood effect flooring, further hard wood door into the entrance hallway.

Entrance Hallway

4'9 x 14'7

Stairs to the first floor, laminate effect wood flooring, radiator, telephone points, two under stairs storage cupboards, doors to:

Living Room

10'6 x 15'6

High ceilings, double glazed bay window to the front aspect, laminate wood effect flooring, two radiators.

Kitchen/Dining Room

12'7 x 15'10

Coving to high ceiling, large window to the rear aspect, double radiator, laminate wood effect flooring (15'9) high ceilings, laminate wood effect flooring, kitchen comprises a range of base and wall units, utility appliances, sink unit, wall mounted boiler, part tiling to walls, radiator, door to lobby.

Lobby

4'10 x 15'9

Vinyl flooring, window to the rear aspect looking onto the garden, access onto the lean to conservatory.

Guest w.c

Obscure window to the rear, vinyl flooring, w/c.

Lean To/Conservatory

8'7 x 9'8

Glazed to the rear and side aspects door to the garden, vinyl flooring, power points.

First Floor Landing

Laminate wood effect flooring, doors to:

Bedroom One

10'5 x 15'4

Coving to high ceiling, feature double glazed window to the front aspect, double radiator, laminate wood effect flooring.

Bedroom Two

10'6 x 12'5

Coving to high ceiling, double glazed window to the rear aspect overlooking the garden.

Bedroom Three

5'1 x 8'0

High ceiling, feature double glazed box bay window to the front aspect, laminate wood effect flooring.

Family Bathroom/w.c

4'9 x 9'2

High ceiling, loft access, obscured double glazed window to the rear aspect, vinyl flooring. The bathroom comprises of a sink unit, w/c, panelled bath with an electric wall mounted shower.

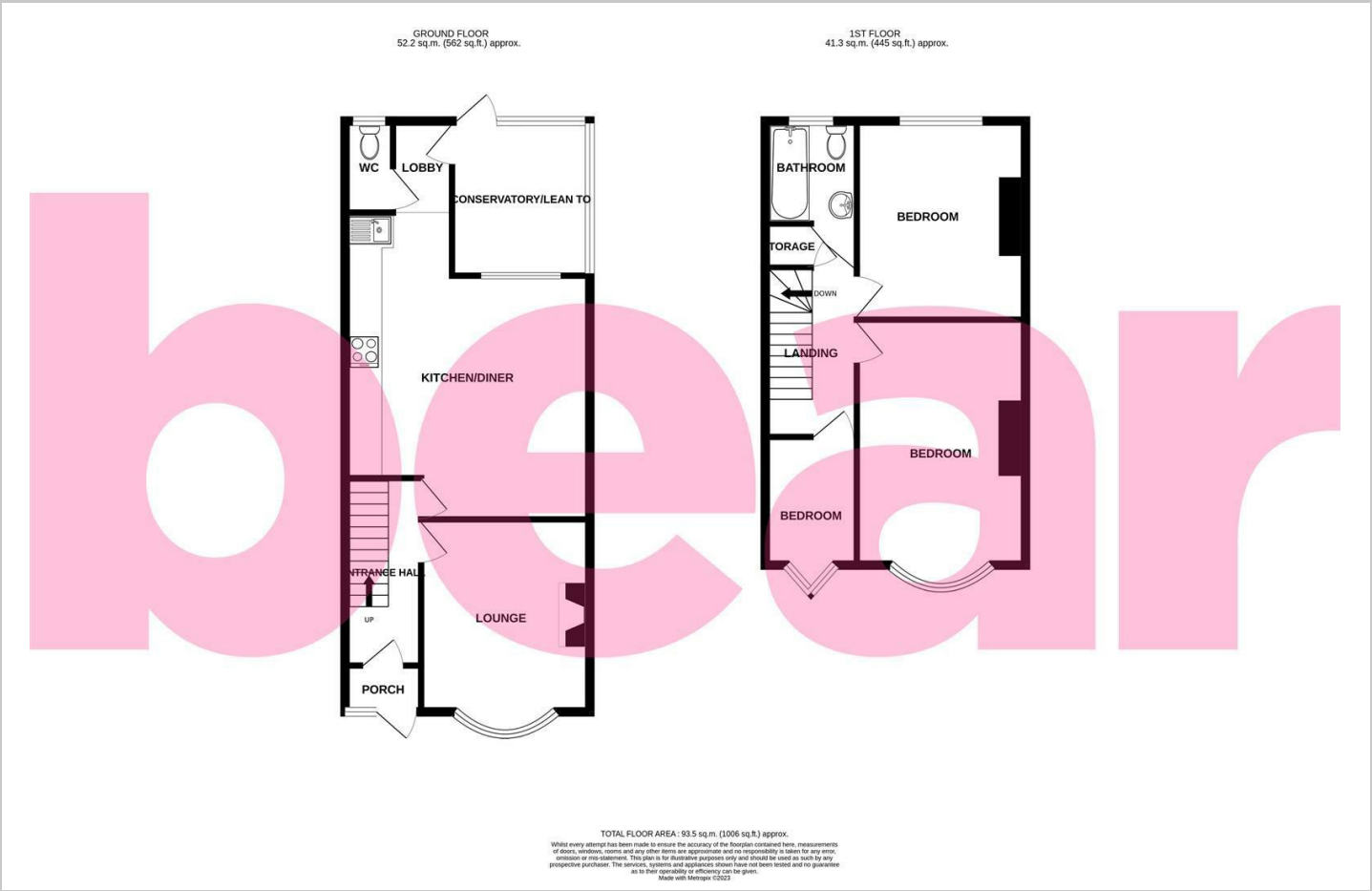
Established Rear Garden

The garden measures some 60 feet deep and commences with a hard standing patio area to the front, lawn, further hard standing area to the rear, large timber shed to remain.

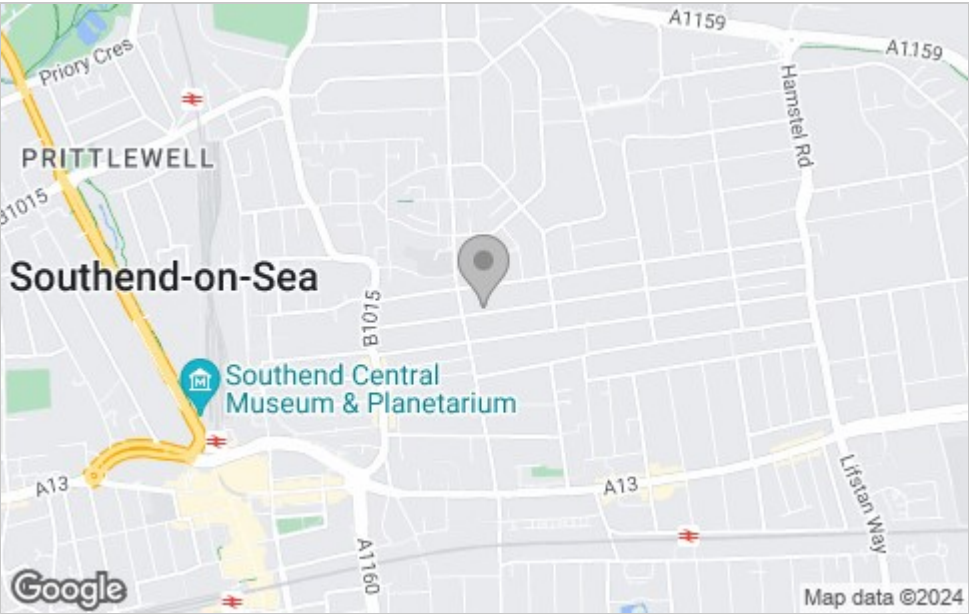




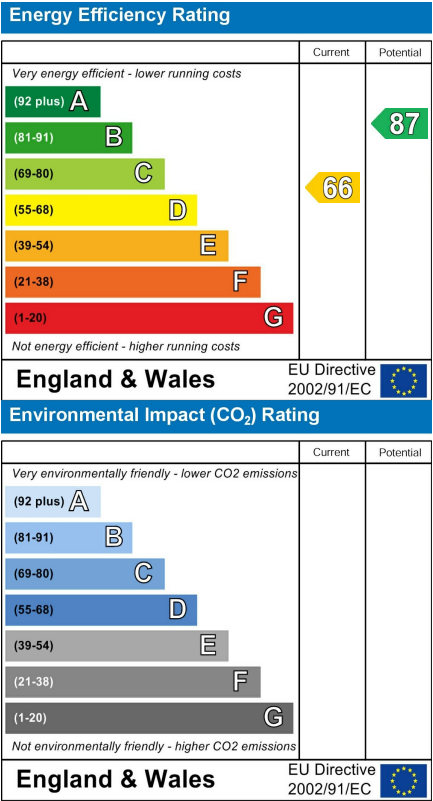
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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