



**\*\*GUIDE PRICE - £280,000 - £300,000\* No Onward Chain** \* Bear Estate Agents are delighted to present this three-bedroom semi-detached family home, ideally positioned on Norwich Avenue. Offering excellent scope to modernise and improve, this property benefits from a large rear garden and the potential to create off-street parking to the front (subject to planning permission).

- Three Bedroom Semi-Detached House
- Large Rear Garden
- Well-Proportioned Bedrooms
- Double Glazing
- Catchment for Temple Sutton Primary and Cecil Jones Academy
- Spacious Lounge and Kitchen/Diner
- Potential to add Off-Street Parking (STPP)
- Family Bathroom Suite
- Gas Central Heating
- Close to Prittlewell and Southend East Train Stations

## Norwich Avenue

Southend-on-Sea

**£280,000**

Price Guide



# Norwich Avenue



The ground floor welcomes you with a spacious lounge to the front, while the rear of the home features a kitchen/diner, creating a sociable and practical layout perfect for everyday living and entertaining. Upstairs, the first floor offers three well-proportioned bedrooms and a three piece family bathroom, making this an ideal home for growing families or those seeking space to personalise. Externally, the property boasts a large rear garden, offering plenty of opportunity for outdoor enjoyment or future landscaping. To the front, there is a lawned garden with scope to be transformed into off-street parking, subject to the usual consents.

Situated in a convenient and family-friendly area, Norwich Avenue is within the catchment area for well-regarded schools including Temple Sutton Primary School and Cecil Jones Academy. The home is also well placed for commuters, with Prittlewell and Southend East Train Stations both within easy reach, offering direct links to London Liverpool Street and Fenchurch Street. Local shops, parks, and other amenities are all close by.

## Three Bedroom Semi-Detached House

### Porch

### Entrance Hall

11'1 x 6'0

### Lounge

12'4 x 10'10

### Kitchen/Diner

17'4 x 10'9

### Landing

### Bedroom One

10'7 x 8'10

### Bedroom Two

11'1>8'2 x 9'7>5'3

### Bedroom Three

10'5 x 8'1

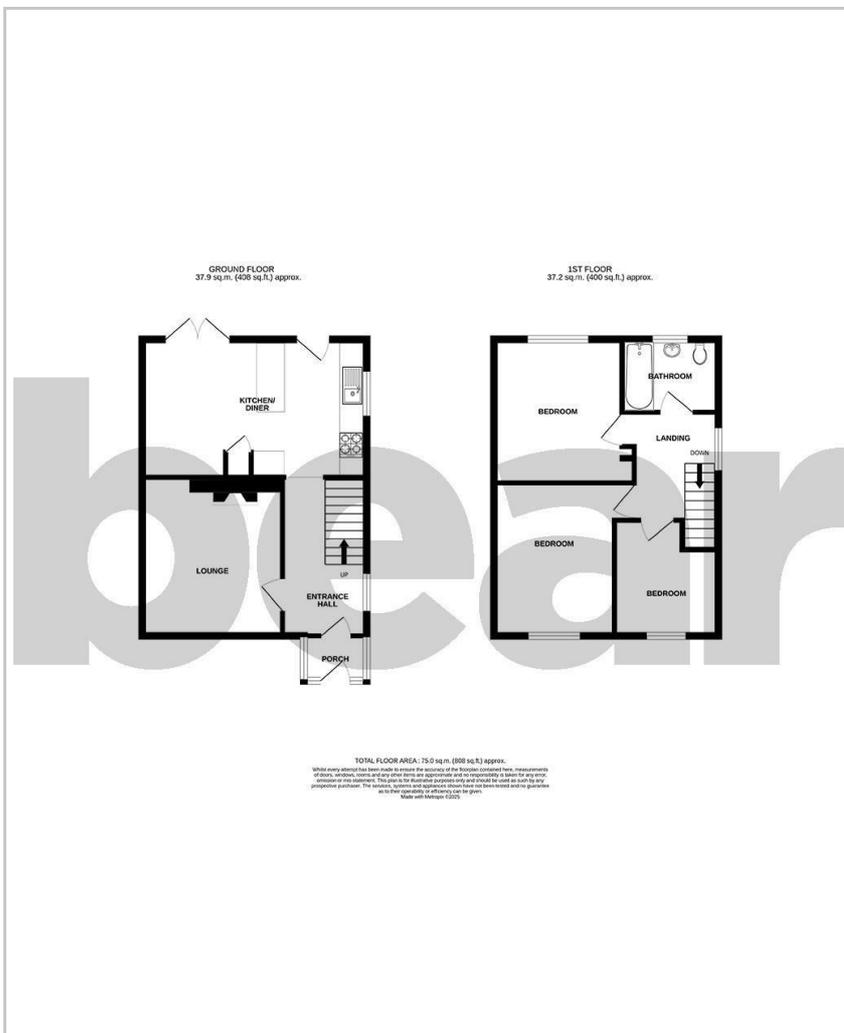
### Bathroom

7'5 x 5'8

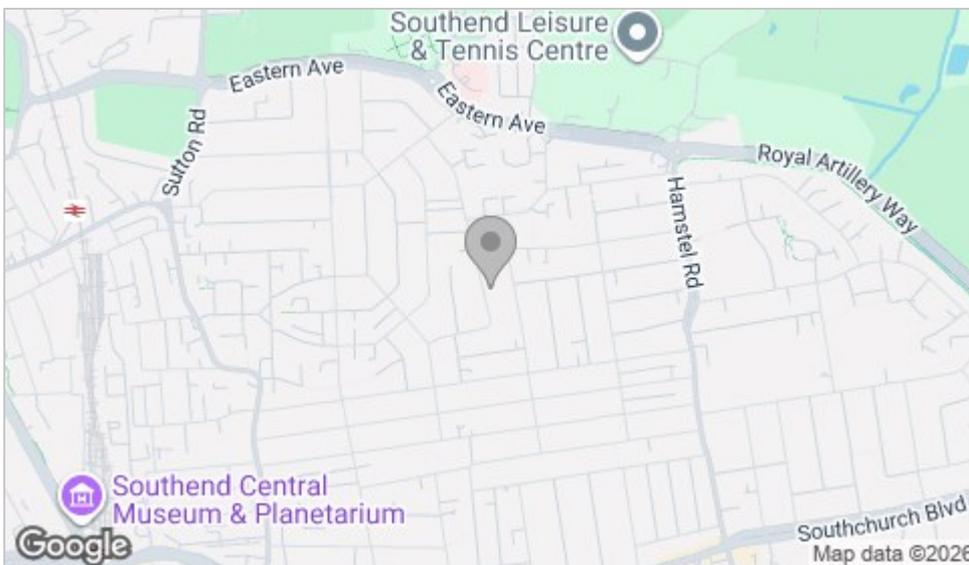
### Garden



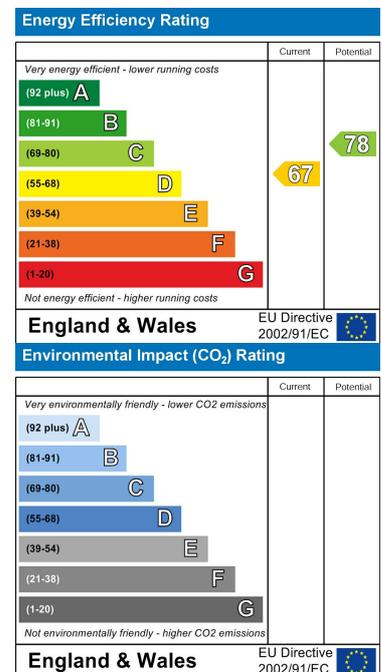
# Floor Plan



# 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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