



Priory Avenue | | Southend-on-Sea | SS2 6LD

£350,000

**bear**  
*Estate Agents*

**Priory Avenue |  
Southend-on-Sea | SS2 6LD  
£350,000**

\* Complete Onward Chain and Potential Part Exchange Available for Buyers \* Spacious three-bedroom end terraced home offering generous living accommodation, a large low-maintenance garden, and excellent access to transport links and local amenities.

- Three Bedroom End Terraced House
- Open Plan Lounge and Dining Room
- Ground Floor WC
- Large Low-Maintenance Rear Garden
- Off-Street Parking to the Front
- Bay Fronted Lounge with a Feature Fireplace
- Large Kitchen and Conservatory
- Four Piece Bathroom with a Corner Bath and Walk-In Shower
- Side Access
- Double Glazing and Gas Central Heating





This well-proportioned end terraced house is ideal for families, boasting a versatile and extended layout. The ground floor begins with a porch and entrance hall, leading into a bay-fronted lounge with a feature fireplace, which opens seamlessly into the dining room. The dining room benefits from a serving hatch from the kitchen and French doors into a lobby area, providing access to a large kitchen and a bright, airy conservatory. A ground floor WC and additional storage complete the downstairs accommodation. To the first floor, the landing leads to two double bedrooms, including a bay-fronted master, a single bedroom, and a spacious four-piece bathroom featuring a corner bath, walk-in shower, WC, and sink. Externally, the property offers a large low-maintenance rear garden, side access, and one off-street parking space to the front. Further benefits include double glazing and gas central heating.

Situated on Priory Avenue in Southend-on-Sea, the property is within the catchment area for Bournemouth Park Academy and Chase High School. The home is conveniently located close to bus links, Prittlewell Train Station, and the A127, as well as London Southend Airport. Additional nearby amenities include Southend Hospital, Roots Hall Football Stadium, and the popular Priory Park, making this an excellent location for both families and commuters.

### Three Bedroom End of Terrace House

#### Porch

#### Entrance Hall

11'9 x 5'6 (3.58m x 1.68m)



## Lounge into Dining Room

28'10" x 11'5" > 9'11" (8.79m x 3.48m > 3.02m)

## Lobby

7'6" x 7'2" (2.29m x 2.18m)

## Kitchen

15'3" x 8'5" (4.65m x 2.57m)

## Conservatory

17'1" x 7'7" (5.21m x 2.31m)

## Landing

12'11" x 6'6" (3.94m x 1.98m)

## Bedroom One

12'10" x 10'5" (3.91m x 3.18m)

## Bedroom Two

16'0" x 10'5" (4.88m x 3.18m)

## Bedroom Three

9'2" x 6'7" (2.79m x 2.01m)

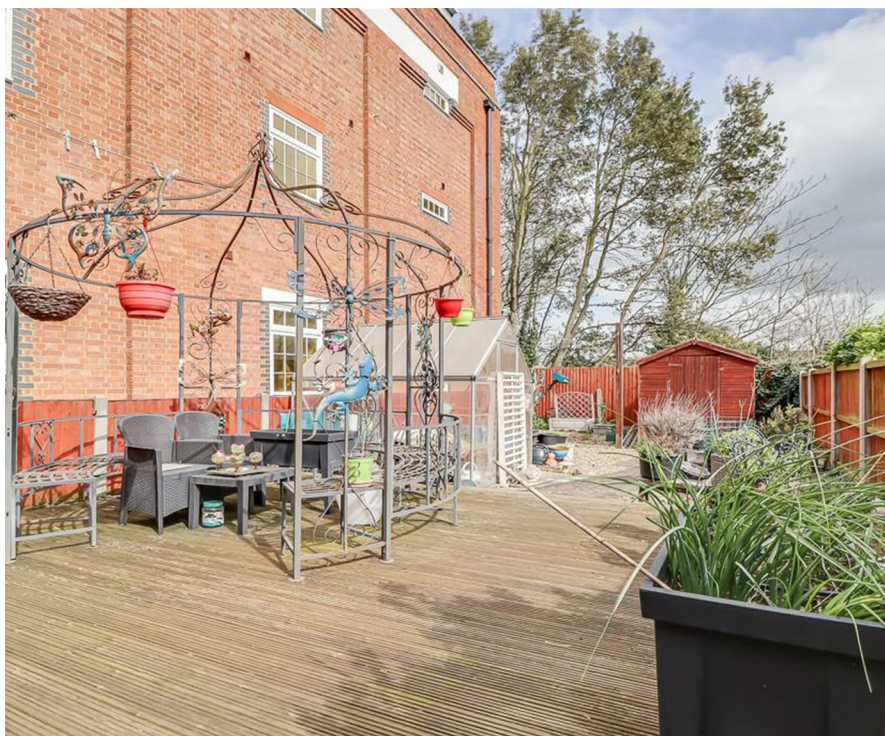
## Four Piece Bathroom

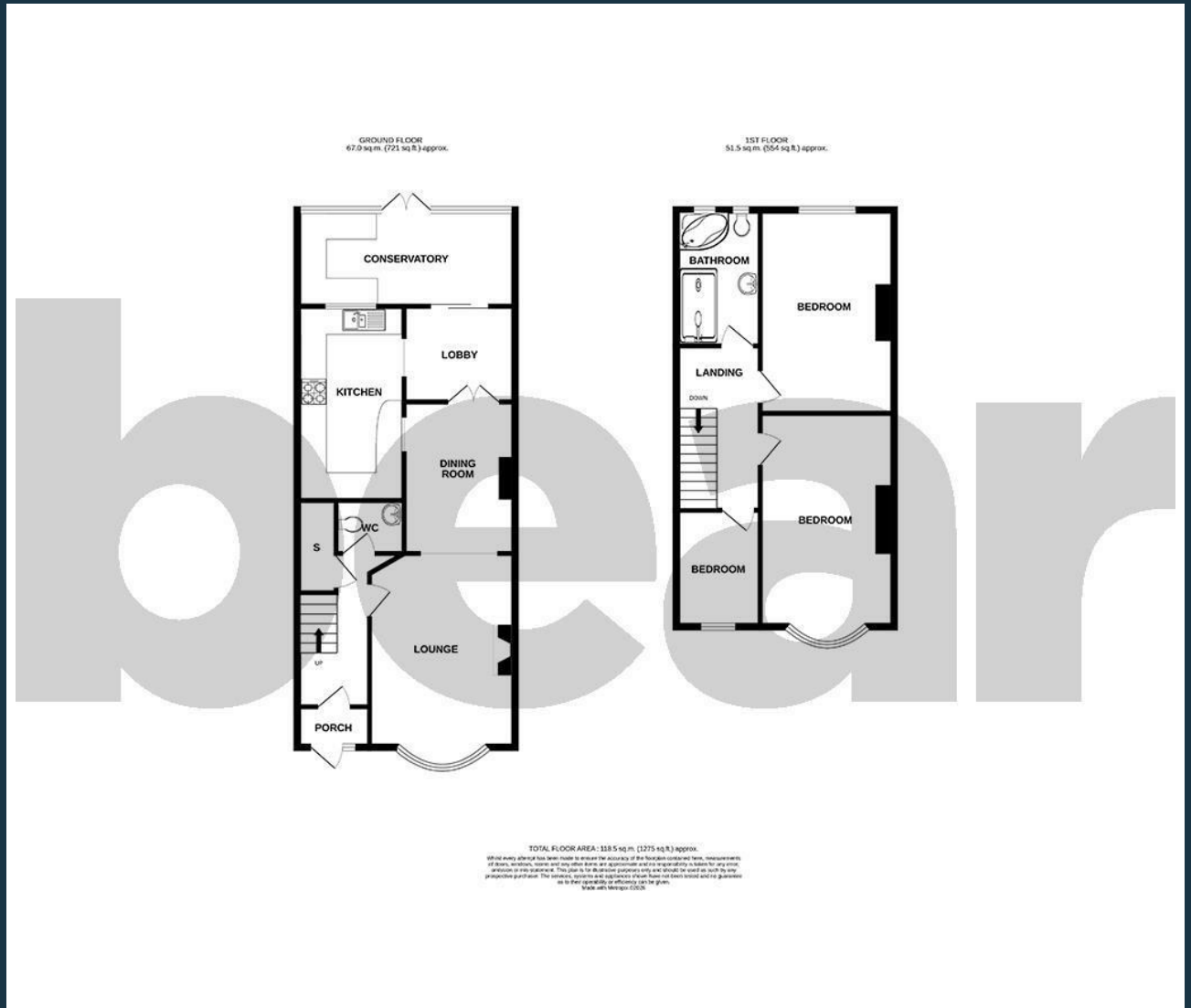
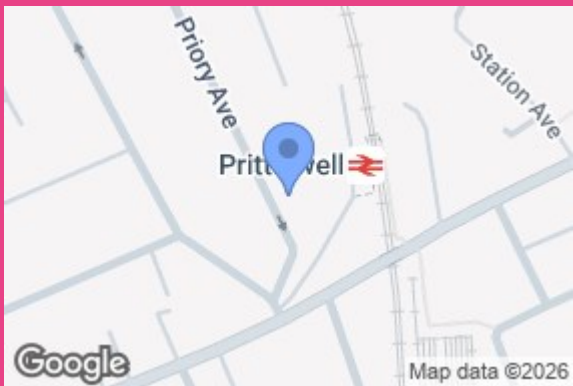
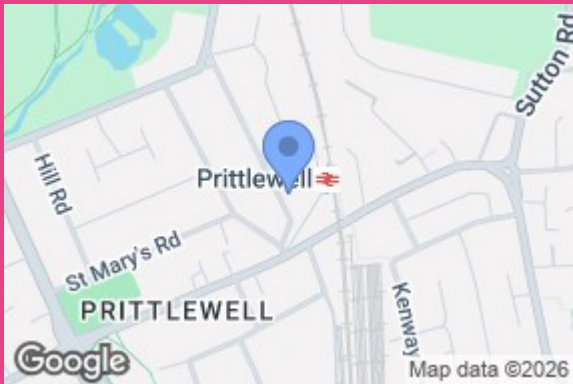
10'8" x 8'5" (3.25m x 2.57m)

## Garden

## Side Access

## Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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