



\* No Onward Chain \* Bear Estate Agents are delighted to bring to the market this charming three bedroom end of terrace house in Southend-on-Sea, within a five minute walk of local train stations for direct links to London. Offering spacious living accommodation, characterful features and a generous rear garden, this home is ideal for families seeking both convenience and comfort.

- End of Terrace Family Home with No Onward Chain
- Bay Fronted Lounge with a Feature Fireplace
- Good-Sized Kitchen/Breakfast Room
- Two Double Bedrooms with Feature Fireplaces
- Three Piece Shower Room
- Welcoming Entrance Hall
- Dining Room with a Feature Fireplace
- Convenient Utility Room and Ground Floor WC
- Dual Aspect Third Bedroom
- Generous Rear Garden

## Napier Avenue

Southend-on-Sea

**£350,000**



# Napier Avenue



Internally, the property begins with an entrance hall that provides access to a bay fronted lounge with a striking feature fireplace, a second reception room, also with a feature fireplace and a good-sized kitchen/breakfast room. Completing the ground floor is a convenient utility room and WC. Upstairs, the landing presents two well-proportioned double bedrooms, both with feature fireplaces, alongside a dual aspect third bedroom and a three piece shower room. The property further benefits from gas central heating throughout and a generous rear garden, providing an excellent outdoor space for the family. Although in a good condition, some modernisation could be required.

The property is located on Napier Avenue in Southend-on-Sea, within catchment of highly regarded schools including Barons Court Primary School, Milton Hall Primary School and Nursery, and Southchurch High School. It is perfectly placed just minutes from Southend City Centre for a wide array of amenities, eateries and leisure facilities. The seafront, London Road and the A127 are easily accessible, alongside excellent transport connections with bus links, plus both Southend Victoria and Southend Central Train Stations providing direct access into London.

## Three Bedroom End of Terrace House

### Entrance Hall

### Lounge

12'2 x 11'7

### Dining Room

10'5 x 9'8

### Kitchen/Breakfast Room

17'0 x 10'4

### Utility Room

### WC

### Landing

### Bedroom One

14'7 x 10'5

### Bedroom Two

10'5 x 9'10

### Bedroom Three

10'5 x 8'4

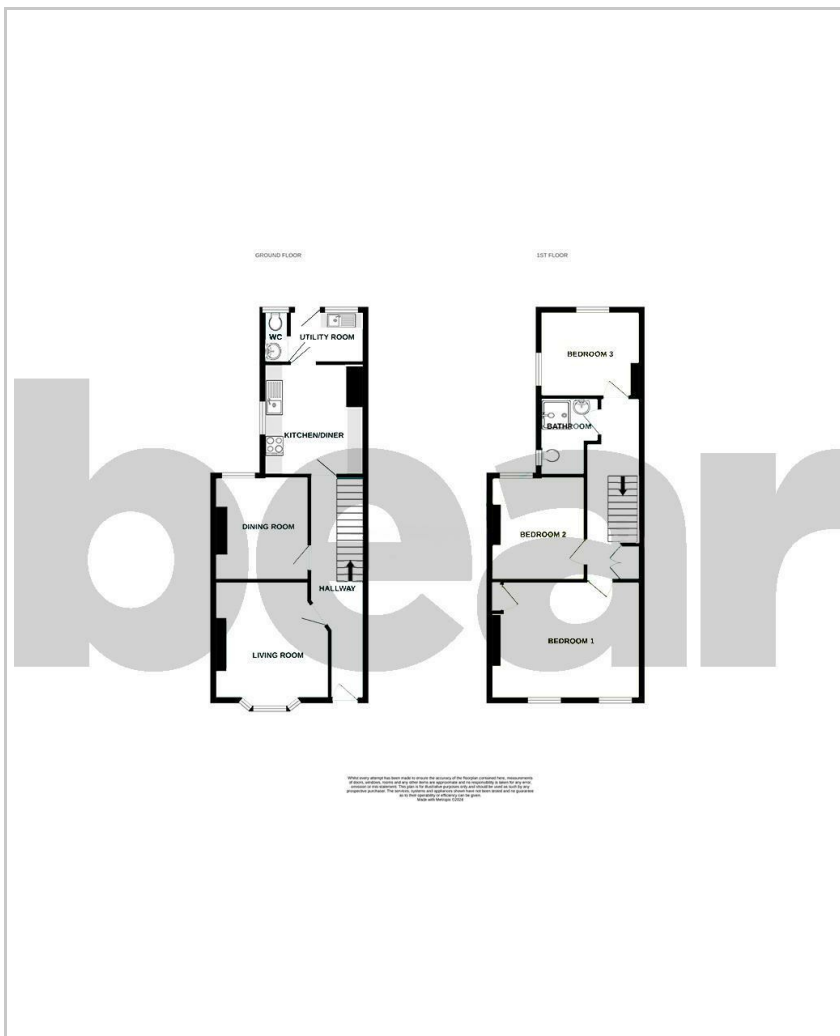
### Shower Room

8'4 x 4'5

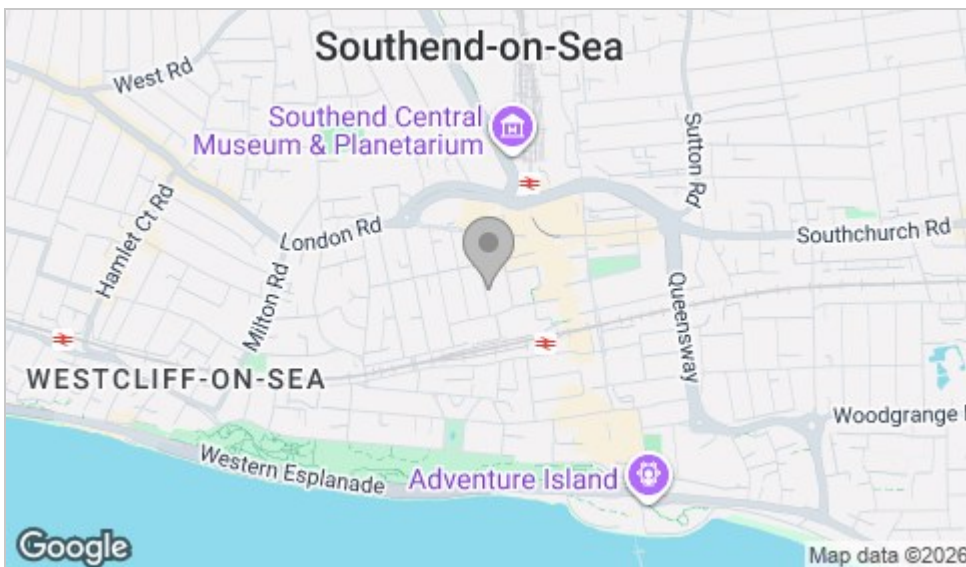
### Garden



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

