



\* £270,000 - £280,000 \* A characterful terraced home offering well-balanced living space, generous bedrooms and excellent practicality, ideally located close to transport links, amenities and well-regarded schools.

- Well Presented Terraced House
- Lounge with Understair Storage
- Kitchen Opening into a Generous Utility Room
- Large Loft with Eaves Storage
- Double Glazing
- Dining Room
- Three Piece Bathroom with Skylight
- Two Equally Sized Double Bedrooms
- Generous Rear Garden
- Gas Central Heating

## Fernbrook Avenue

Southend-on-Sea

**£270,000**

Guide Price



# Fernbrook Avenue



This terraced house begins with a welcoming dining room which leads through to a comfortable lounge featuring useful understair storage and stairs rising to the first floor. From the lounge, there is access to a three piece bathroom which benefits from a skylight, creating a bright and airy feel. The kitchen, also opening from the lounge, in turn flows through to a generous utility room offering excellent additional storage and workspace. Upstairs, the landing leads to two equally sized double bedrooms, making the layout ideal for a range of buyers. The property further benefits from a large loft space with eaves storage, adding further versatility. Additional features include double glazing and gas central heating throughout.

Situated on Fernbrook Avenue, the property falls within catchment of Greenways Primary School and Southchurch High School. Southend East Train Station, bus links, amenities, parks and further conveniences are all close by, making this an ideal location for commuters and families alike.

## Two Bedroom Terraced House

### Dining Room

11'1 x 9'0

### Lounge

12'1 x 11'1

### Kitchen

12'6 x 6'3

### Utility Room

### Bathroom

7'1 x 4'0

### Landing

### Bedroom One

11'1 x 9'1

### Bedroom Two

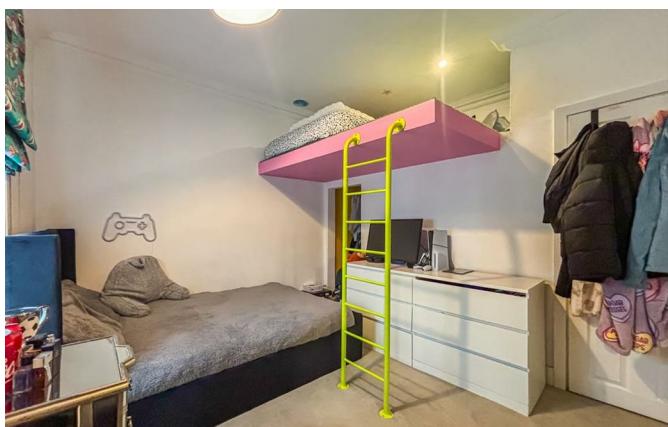
11'1 x 9'1

### Loft

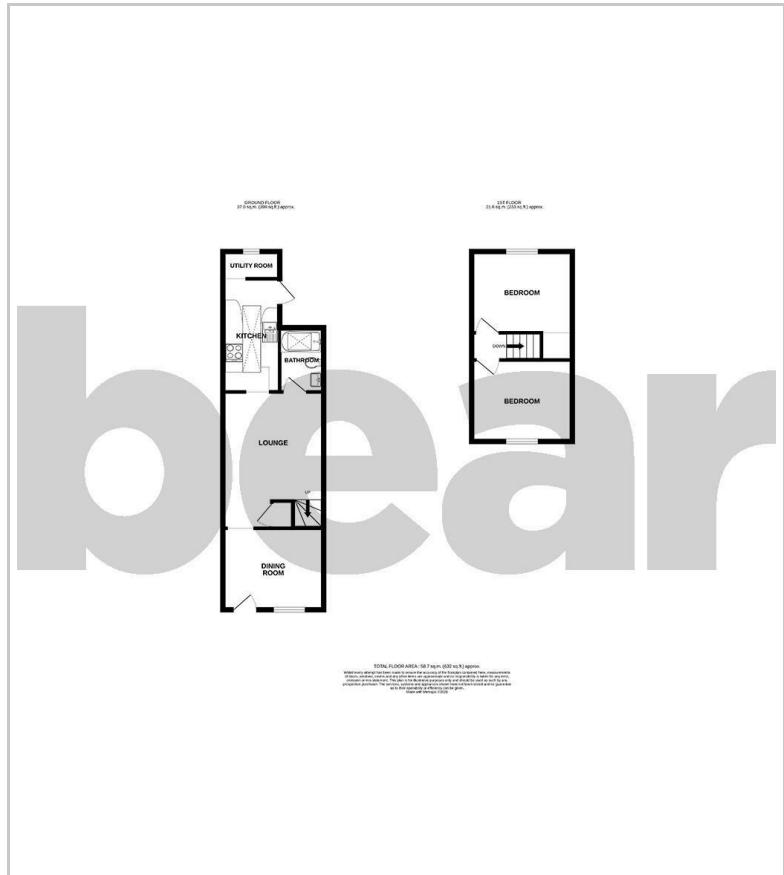
11'10 x 10'1

### Garden

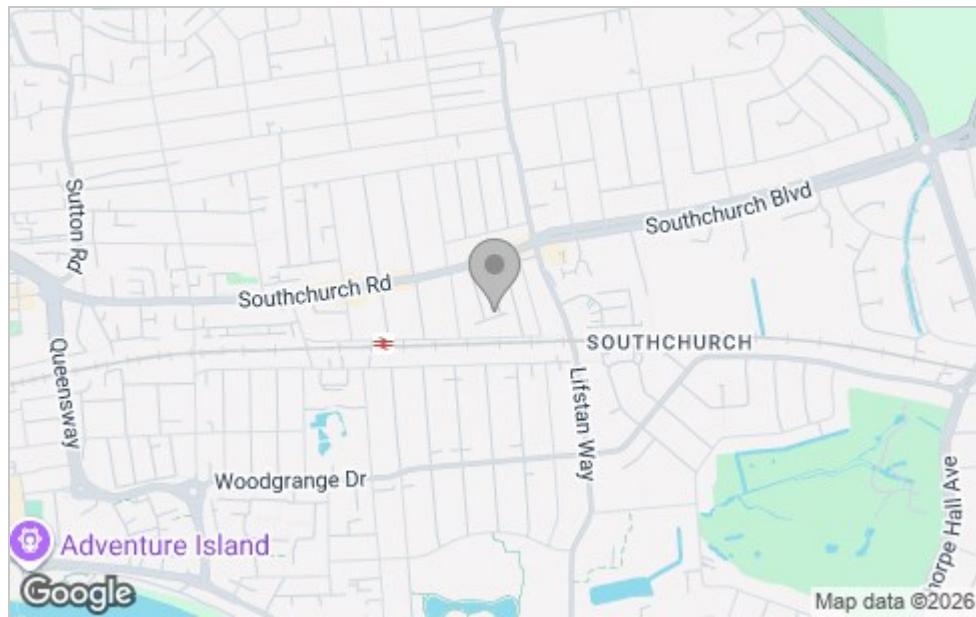




## Floor Plan



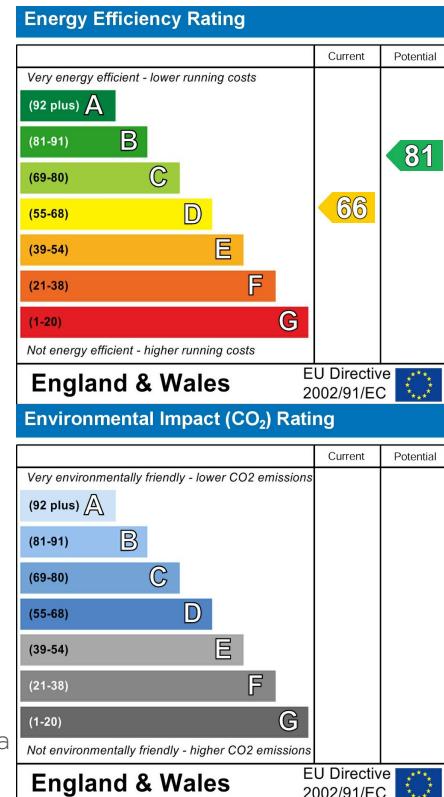
## Area Map



## 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.

## Energy Efficiency Graph



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