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**29 Station Avenue, Southend-On-Sea, SS2 5ED**

**£265,000**

We are pleased to be offering for sale this mid terrace house being situated close to Prittlewell Station and offering no onward chain. The property has two reception rooms and two double bedrooms and there is a fitted kitchen and a ground floor bathroom/wc. |There is gas central heating via radiators and a good size rear garden.

Hardwood door to:

**Entrance lobby**

Access through to:

**Lounge 12'5" max to bay x 11'4" max to alcove  
(3.79 max to bay x 3.46 max to alcove)**



Carpeted, smooth plastered walls to covered ceiling, shelving to alcove, radiator, bay window to front, door through to lobby with storage/meter cupboard, access through to:

**Dining room 10'10" x 11'4" to alcove (3.31 x 3.46 to alcove)**



Carpeted, wall papered and smooth plastered walls, radiator, further under stairs storage/meter cupboard, stairs to first floor, windows to rear, access through to:

**Kitchen 8'1" x 5'7" (2.48 x 1.71)**



Fitted with cupboard and draw base units and eye level wall cupboards, rolled top work surfaces, tiled splash backs, built in four ring gas hob with electric oven under and extractor over, stainless steel sink unit with single bowl, single drainer and mixer tap, vinyl flooring, double glazed window to side, double glazed side door leading to rear garden access through to lobby with plumbing for washing machine and door through to:

**Bathroom/wc 8'1" x 5'4" (2.47 x 1.65)**



White suite comprising panelled bath with mixer tap and shower attachment, closed coupled wc, pedestal wash hand basin, tiled flooring and part tiled walls, radiator, extractor opaque double glazed window to rear:

**First floor lobby**

Access to loft, doors off onto:

**Bedroom One 11'0" x 11'5" to alcove (3.37 x 3.48 to alcove)**

Carpeted, smooth plastered walls, radiator, windows to front:

**Bedroom Two 10'11" x 11'5" (3.33 x 3.49)**

Carpeted, smooth plastered walls, radiator, double

glazed windows to rear, built in cupboard with shelving and immersion tank:

### Externally



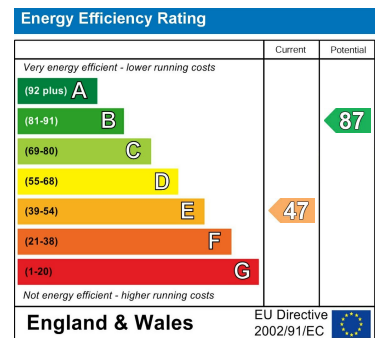
Front garden with brick wall to front boundary.  
Rear garden approximately 55 foot in length,  
(unmeasured ) plus side patio area. Mainly laid to  
lawn, timber storage shed, outside cold water tap,  
fencing to boundaries.

## Floor Plan

## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.