

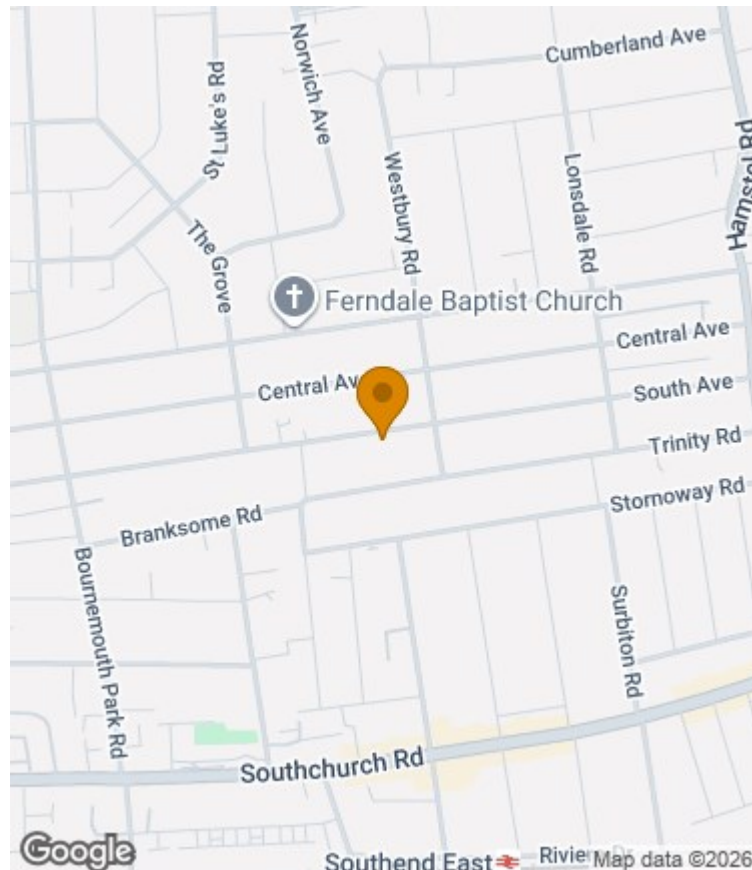


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



**Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
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DETACHED FAMILY HOME
NO ONWARD CHAIN
OFF STREET PARKING
GREAT SIZED FITTED KITCHEN / DINER
WALKING DISTANCE TO SOUTHEAST EAST TRAIN
STATION AND BUS LINKS

THREE BEDROOMS AND ADDITIONAL LOFT ROOM
GOOD SIZED SOUTH BACKING REAR GARDEN
LOUNGE WITH BAY WINDOW
CLOSE TO EXCELLENT SCHOOLS
WITHIN EASY REACH OF SOUTHEAST HIGH STREET
AND SEAFRONT

South Avenue, Southend-On-Sea

Guide Price £350,000 - £375,000

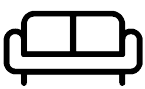


WHAT & WHERE - LOCATED WITHIN EASY REACH OF SOUTHEND EAST TRAIN STATION AND CLOSE TO EXCELLENT SCHOOLS, THIS DETACHED PERIOD FAMILY HOME OFFERED FOR SALE WITH NO ONWARD CHAIN. BENEFITS INCLUDE OFF STREET PARKING, GOOD SIZE SOUTH BACKING REAR GARDEN AND SPACIOUS FITTED KITCHEN / DINER. LOCATED WITHIN EASY ACCESS OF SOUTHEND HIGH STREET AND SEAFRONT, AN INTERNAL INSPECTION IS ADVISED.

WHY - WOULD BE PERFECT FOR A YOUNG FAMILY OR SOMEONE LOOKING TO DOWNSIZE AND STILL BE CLOSE TO ALL LOCAL AMENITIES.

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Council Tax Band : C



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ENTRANCE HALL
15'1" x 5' (4.60m x 1.52m)

LOUNGE WITH BAY WINDOW
14'11" into bay x 10'10" (4.55m into bay x 3.30m)

FITTED KITCHEN /DINER
16'4" x 11'10" reducing to 8'4" (4.98m x 3.61m reducing to 2.54m)

LANDING
6'10" x 5'11" (2.08m x 1.80m)

BEDROOM ONE
12'1" x 10'2" (3.68m x 3.10m)

BEDROOM TWO
11'10" x 10' (3.61m x 3.05m)

BEDROOM THREE
8'3" x 6' (2.51m x 1.83m)

BATHROOM
8'6" x 5'10" (2.59m x 1.78m)

SOUTH BACKING REAR GARDEN

OFF STREET PARKING TO FRONT

NO ONWARD CHAIN



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