

## 109 Central Avenue, Southend-On-Sea, SS2 4DY

We are delighted to offer for sale this spacious three bedroom semi detached house, located in the popular Southchurch Village area of Southend. Close to local amenities with excellent transport links, and less than a mile from Southend East mainline station. Features include a large lounge/diner, double glazing, gas central heating, and 65' rear garden.



**£350,000 Freehold**

**SEMI-DETACHED HOUSE**

**26'6 LOUNGE/DINER**

**DOUBLE GLAZED**

**65' REAR GARDEN**

**0.8 MILES FROM SOUTHEND EAST STATION**

**THREE BEDROOMS**

**LEAN-TO**

**GAS CENTRAL HEATING**

**CLOSE TO LOCAL AMENITIES**

**NO ONWARD CHAIN**

## ACCOMMODATION COMPRISSES;

Approached via part glazed entrance door into:-

### HALLWAY

Wood effect flooring. Radiator. Staircase to first floor. Understairs storage. Door to:-

### LOUNGE/DINER 26' 6" x 11' 4" (8.07m x 3.45m)

Double glazed bay window to front aspect. Wood effect flooring. Double doors leading to lean-to. Coved cornice to ceiling.



### KITCHEN 12' 8" x 6' 1" (3.86m x 1.85m)

Fitted with a range of base and eye level units, with roll-edged work surfaces. Single bowl sink unit. Part tiled walls. Electric cooker point. Plumbing for washing machine. Radiator. Double glazed door to rear garden. Further door to:-

### LEAN-TO 11' 7" x 6' 2" (3.53m x 1.88m)

Glazed to rear and side aspects.

### FIRST FLOOR LANDING

Access to loft space. All rooms leading off.

### BEDROOM ONE 15' 0" x 11' 5" (4.57m x 3.48m)

Double glazed bay window to front aspect. Wood effect flooring. Radiator. Coved cornice.

### BEDROOM TWO 11' 5" x 10' 10" (3.48m x 3.30m)

Double glazed window to rear aspect. Wood effect flooring. Radiator. Coved cornice.

### BEDROOM THREE 7' 7" x 5' 6" (2.31m x 1.68m)

Double glazed oriel bay window to front aspect. Radiator. Coved cornice.

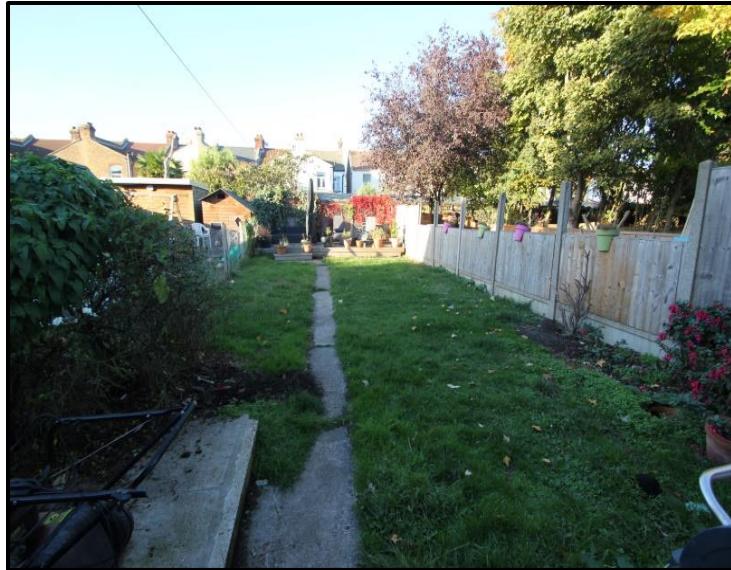
### BATHROOM

Comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level w.c. Fully tiled walls. Wood effect flooring. Opaque double glazed window to rear.



## REAR GARDEN

Measuring approximately 65' in depth. The majority laid to lawn. Raised decked area to the immediate rear. Further decked terrace to the rear of the garden. Wood panelled fencing to boundaries. Side gate.



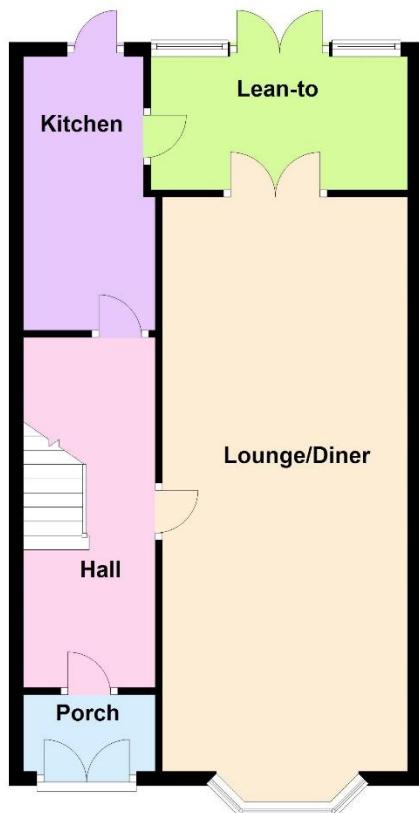
## INFORMATION

Council Tax Band - C  
EPC Rating - D

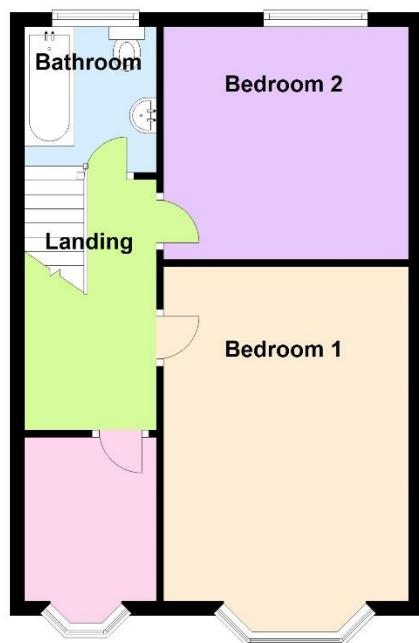
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	
WWW.EPC4U.COM		

### Ground Floor



### First Floor



Scan the QR code to see our  
**properties to BUY**



THESE PARTICULARS ARE FOR GUIDANCE PURPOSES ONLY AND DO NOT FORM PART OF A CONTRACT AND SHOULD NOT BE RELIED UPON FOR THEIR ACCURACY. ALL MEASUREMENTS ARE APPROXIMATE AND SERVICES, FITTINGS AND EQUIPMENT HAVE NOT BEEN TESTED BY US, AND NO WARRANTIES WHATSOEVER ARE GIVEN OR IMPLIED BY US. ALL NEGOTIATIONS TO BE CONDUCTED THROUGH HOPSON PROPERTY SERVICES LTD.