

## **14 Arnold Avenue Southend-On-Sea, SS1 2TJ**

We are pleased to offer for sale this newly decorated two bedroom, two reception room house, centrally located within walking distance of Southend East mainline station, and within yards of Southend seafront and Southchurch Park. Features include a modern fitted kitchen with integrated appliances, double glazing, gas central heating, modern bathroom/w.c, resident permit parking, and is offered with no onward chain.



**£295,000 Freehold**

**NEWLY DECORATED TERRACED HOUSE**

**TWO RECEPTION ROOMS**

**MODERN BATHROOM/W.C WITH SHOWER**

**CLOSE TO SEAFRONT AND SOUTHCHURCH PARK**

**RESIDENTS PERMIT PARKING**

**TWO BEDROOMS**

**MODERN KITCHEN WITH APPLIANCES**

**PRIVATE REAR GARDEN**

**NO ONWARD CHAIN**

Ref: 6825

## ACCOMMODATION COMPRISES;

Approached via hardwood entrance door into:-

### HALLWAY

Wood effect flooring. Radiator. Smooth finish ceiling. Door to:-

### LOUNGE 13' 2" x 11' 0" (4.01m x 3.35m)

Double glazed bay windows to front aspect. Wood effect flooring. Radiator. Coved cornice. Smooth finish ceiling.



### DINING ROOM 14' 3" x 9' 0" (4.34m x 2.74m)

Double glazed French style doors leading to rear garden. Wood effect flooring. Radiator. Understairs storage and meter cupboards. Smooth finish ceiling. Door leading to:-



### KITCHEN 10' 2" x 7' 1" (3.10m x 2.16m)

Fitted with white high gloss units to base and eye level with roll-edged work surfaces. Inset one and a half bowl sink unit with mixer tap. Built-in electric oven with gas hob and stainless steel extractor canopy over. Integrated dishwasher. Plumbing for washing machine. Splashback tiling. Wall mounted combination boiler. Double glazed window to side. Double glazed door to rear garden.



## FIRST FLOOR

### **BEDROOM ONE** 14' 2" x 10' 4" (4.31m x 3.15m)

Double glazed windows to the front aspect. Fitted carpet. Radiator. Smooth finish ceiling.



### **BEDROOM TWO** 11' 8" x 6' 9" (3.55m x 2.06m)

Double glazed window to rear aspect. Fitted carpet. Radiator. Smooth finish ceiling.



## **BATHROOM**

Comprising panelled bath with mixer tap and shower attachment. Mains shower unit over with rainfall shower head. Shower curtain rail. Vanity unit with inset wash hand basin. Low level w.c. Fully tiled walls. Extractor fan. Opaque double glazed window to rear.



**REAR GARDEN**

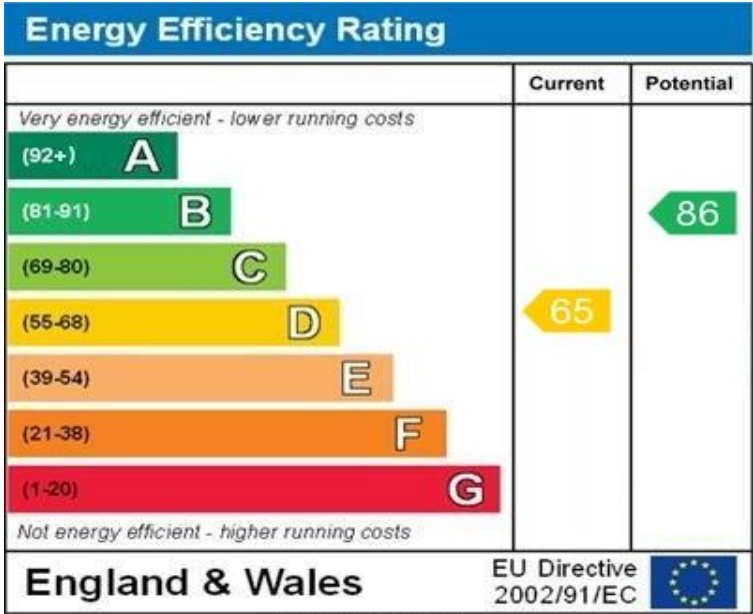
Measuring approximately 40' in depth, the majority laid to lawn. Outside lighting. Outside tap. Wood panelled fencing to side boundaries with brick wall to rear boundary.

**FRONT GARDEN**

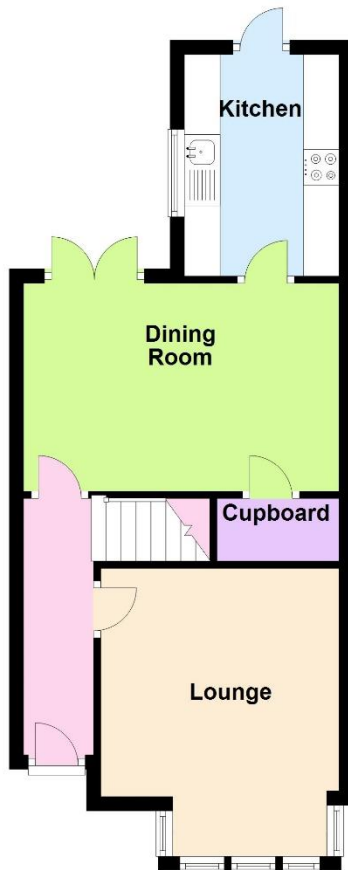
Small front garden retained by dwarf rendered brick wall.

**AGENTS NOTE:**

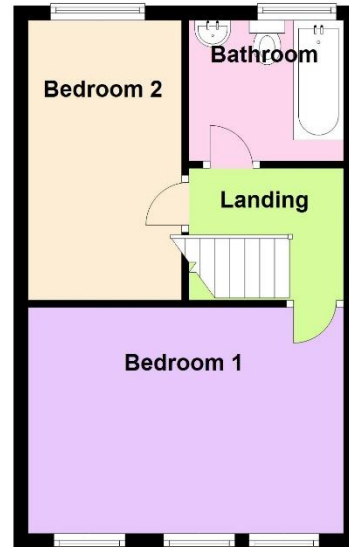
In accordance with the Estate Agents Act, this property is owned by a Director of Hopson Property Services Ltd. EPC Rating: D Council Tax Band: B



### Ground Floor



### First Floor



14 Arnold Avenue, Southend on Sea

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