

NO STAMP DUTY FOR FIRST TIME BUYERS! Three bedroom semi detached house backing allotments. The property benefits from having two reception rooms. Three good size bedrooms & Shower room. Situated close to local amenities. In need of modernisation.



**35 Canterbury Avenue
Southend-On-Sea**

Ref: EHW2080

£255,000



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

Entrance via Upvc double doors opening onto porch, further obscure glazed wooden door opening onto;

Hallway 12'0 x 5'8 (3.66m x 1.73m) Textured ceiling with pendant light fitting. Stairs rising to first floor landing. Radiator. Thermostat. Under stairs storage cupboard housing fuse board and meters. Power points. Doors off to Lounge and Kitchen.

Lounge 14'8 x 12'2 (4.47m x 3.71m) Textured ceiling. Double glazed bay windows to front aspect. Radiator. Power points. Fitted carpet.

Dining Room 11'8 x 12'2 (3.55m x 3.71m) Textured ceiling. Double glazed windows to rear aspect. Radiator. Power points. Fitted carpet.

Kitchen 11'4 x 7'8 max (3.45m x 2.34m max) Smooth plastered ceiling. Double glazed window to side aspect. Upvc door to rear with adjacent double glazed window. Base and wall mounted units with rolled edge working surfaces. Inset four ring gas hob with electric oven below. Inset sink bowl and drainer with central mixer tap. Radiator. Splash back tiling. Pantry cupboard housing wall mounted Potterton boiler.

Lean to 12'1 x 5'0 (3.68m x 1.52m) Upvc double glazed door opening onto the garden with adjacent Windows. Outside toilet with high level WC and further storage cupboard (formerly coal shed)

The First Floor Accommodation Comprises

Landing Smooth plastered ceiling. Access to loft space. Double glazed window to side aspect. Airing cupboard housing lagged copper cylinder. Doors off to all first floor accommodation.



Bedroom One 12'6 x 12'0 (3.81m x 3.66m) Textured ceiling. Pendant light fitting. Double glazed window to front aspect. Fitted wardrobes to side. Radiator. Power points. Fitted carpet.

Bedroom Two 12'2 x 11'4 (3.71m x 3.45m) Smooth plastered ceiling. Double glazed window to rear. Radiator. Fitted carpet. Power points. Fitted wardrobe.

Bedroom Three 7'4 x 9'0 (2.24m x 2.74m) Smooth plastered ceiling. Double glazed window to front aspect. Radiator. Power point. Fitted carpet.

Bathroom 7'9 x 5'7 (2.36m x 1.7m) Textured ceiling. Obscure Double glazed windows to rear and side aspects. Shower Room comprises of a large 1200 shower cubicle with electric shower and glass screen. Low level wc and pedestal wash hand basin. Radiator. Tiling to walls.

To The Outside Of The Property

Rear Garden Commencing onto a paved patio area the rear garden backs allotments. The garden is mainly laid to lawn with flower and shrub borders. Brick built shed.

EPC rating C

The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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GROUND FLOOR



1ST FLOOR

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