

Est. 1995

HUNT ROCHE

The Estate Agent

A charming two double bedroom mid terrace cottage situated in a central and convenient location and within a short walk to Prittlewell mainline railway station. This lovely home has been well cared for throughout and must be viewed to be fully appreciated. Offered at a realistic price.



**35 Station Avenue
Southend-On-Sea**

Ref: EHW1934

£225,000



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 Lobby Approached via covered porch and oak panelled front door. Wood flooring. Glazed door and window leading to:

Lounge/Dining Room 26'6" x 11'5" (8.08m x 3.48m)
A spacious double aspect through room with double glazed bay window to front and double glazed sliding patio door leading to the Utility Room and Garden. Open tread staircase to first floor. Feature brickwork effect to one wall. Chimney breast with open grate. Wood flooring. Three radiators. Glazed door leading to:

Kitchen 8'6" x 5'7" (2.59m x 1.7m) Fitted with a range of white modern contemporary units comprising rolled edge work surface with inset stainless steel sink unit with twin basin, mixer tap and cupboards below. Further rolled edge work surface with cupboards and drawers below. Space for fridge. Cooker space with gas point. Wall mounted storage cabinets. Part tiled walls. Door to Bathroom. Opening to:

Utility Room 9'2" x 5'2" (2.79m x 1.57m) Fitted with a modern range of units comprising rolled edge work surface with cupboard and drawer below. Space and plumbing for washing machine. Space for freezer. Wall mounted storage cabinets and shelves. Tiled floor. Double glazed window and door leading to Garden.

Bathroom Fitted with a modern white suite comprising panelled double ended bath with pop-up waste, mixer tap and shower attachment and fitted shower screen. Pedestal wash basin with mixer tap and pop-up waste. Low flush w.c. Part tiled walls. Chrome heated towel rail. Double glazed window.

First Floor Landing Access to loft space. Doors to:

Bedroom One 11'5" x 10'10" (3.48m x 3.3m) Two double glazed windows to front. Radiator.

Bedroom Two 13'8" x 8'2" (4.17m x 2.49m) Double glazed window overlooking the rear garden. Radiator.

Garden The property enjoys a good size rear garden which is nicely unoverlooked. Laid to lawn with shingled and patio areas.

EPC - TBA



The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the **team** Association Consortium Company of which it is a member and **team** Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

