

HUNT ROCHE

The Estate Agent

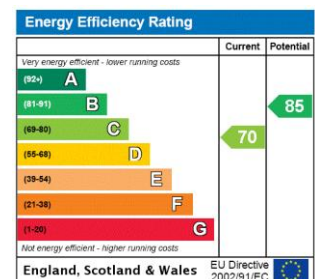


Asking Price: £298,000

100 North Avenue, Southend-on-Sea, Essex, SS2 4EY



Offered with NO ONWARD CHAIN is this deceptively spacious THREE DOUBLE BEDROOM home, recently redecorated and fitted with new flooring throughout. The property boasts TWO RECEPTION ROOMS, a spacious modern family bathroom, and a good-sized SOUTH FACING rear garden. Ideally located within walking distance of Southend High Street, schools, local amenities, and excellent public transport links, this home offers both comfort and convenience. We recommend an internal viewing to fully appreciate all that this property has to offer.



- A THREE DOUBLE BEDROOMS home - recently redecorated with new flooring throughout
- Offered with No Onward Chain
- Two reception rooms
- Refitted Ground Floor family bathroom
- Good-sized, south-facing rear garden
- Walking distance to Southend High Street
- Close to local schools and amenities
- Excellent public transport links
- We strongly recommend a viewing to fully appreciate all this property has to offer



Entrance via: Recessed porch providing access to uPVC double glazed door inset with decorative inserts and matching side panel to;

Hallway: 21' (6.4) x 5'2" (1.57) (reducing to 2'11" (0.9)) Panelled doors to Living Room, Dining Room and Kitchen. A turning staircase rises to the first floor with white painted balustrade and timber handrail. Panelled door to good size understairs storage cupboard. Newly fitted carpet runs throughout, complemented by neutral décor. Radiator. Smooth plastered ceiling.

Living Room: 13'2" (4.01) (into bay) x 11'10" (3.6) (max) Attractive uPVC double glazed bay window to front aspect with radiator beneath. Neutral décor with newly laid carpet. Smooth plastered ceiling.

Dining Room: 11'5" x 9'8" (3.48m x 2.95m) Rear aspect uPVC double glazed window overlooking the garden with radiator beneath. Neutral décor with newly fitted carpet. Smooth plastered ceiling.

Kitchen: 11'6" x 10 (max) (3.5m x 10 (max)) uPVC double glazed window to side aspect with additional uPVC half-glazed door providing access to the garden. The Kitchen is fitted with a range of wood effect base and wall mounted units with rolled edge working tops over inset with stainless steel single drainer sink unit and mixer tap over. Freestanding oven. Attractive tiled splashbacks. Under counter recess for appliances. Wall-mounted 'i-mini' boiler. Radiator. Wood-effect vinyl flooring. Smooth plastered ceiling. Panelled door to;

Dual aspect Bathroom/Utility: 10' x 6'1" (3.05m x 1.85m) Pair of obscure uPVC double glazed windows to rear aspect with additional obscure uPVC double glazed window to side aspect. The Bathroom has been refitted with a modern white suite comprising panelled enclosed 'shower bath' with fitted glass screen, mixer tap with shower attachment, pedestal wash hand basin and low level dual flush WC. Finished with full-height grey tiled splashbacks to the bath/shower area. Wall mounted extractor fan. Vertical wall-mounted radiator. This room also benefits from plumbing connections, making it suitable for use as a utility space if desired. Vinyl flooring. Smooth plastered ceiling.

The First Floor Comprises

Landing: 11'11" x 5'2" (3.63m x 1.57m) Accessed via a turning staircase with white painted balustrade and contrasting timber handrail. Provides access to all first-floor rooms. Newly fitted carpet. Smooth plastered ceiling and loft access hatch.

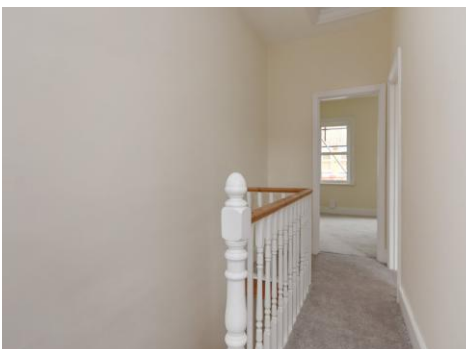
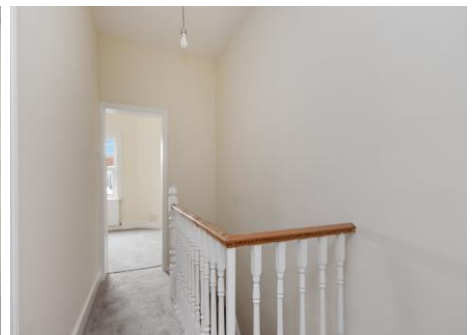
Main Bedroom: 15'8" (max) x 11'3" (4.78m (max) x 3.43m) Pair of uPVC double glazed windows to front aspect. Radiator under main window. A generously sized double bedroom with neutral décor and newly fitted carpet. Smooth plastered ceiling.

Bedroom Two: 11'5" x 9'9" (3.48m x 2.97m) Rear aspect uPVC double glazed window to rear aspect with radiator under. Neutral décor with newly fitted carpet. Smooth plastered ceiling.

Bedroom Three: 11'8" x 10'1" (3.56m x 3.07m) Rear aspect uPVC double glazed window overlooking the garden with radiator under. Neutral décor with newly fitted carpet. Smooth plastered ceiling.

To the Outside of the Property:

The generous SOUTH FACING REAR GARDEN is approached via the Kitchen which is enclosed by timber panel fencing, commencing with a decked seating area immediately to the rear of the property. Raised planting beds. The remainder of the garden is laid to soil and currently requires cultivation, offering excellent potential for a buyer to design and personalise.





Council Tax Band C
PRELIMINARY DETAILS - AWAITING VERIFICATION

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 9/30/2025