

**SCOTT &
STAPLETON**

CANTERBURY AVENUE
Southend-On-Sea, SS2 4QR
Offers In Excess Of £300,000





CANTERBURY AVENUE

£300,000

SOUTHEND-ON-SEA, SS2 4QR

Scott & Stapleton are excited to offer for sale this charming starter home style semi detached house offered at a realistic price for a quick sale.

This super property has 3 good size bedrooms, 2 reception rooms, fitted kitchen, modern fitted kitchen, full UPVC double glazing & gas central heating.

There is a west facing rear garden extending to approx. 50' backing on to allotments and the property is set well back from the road with a large front garden.

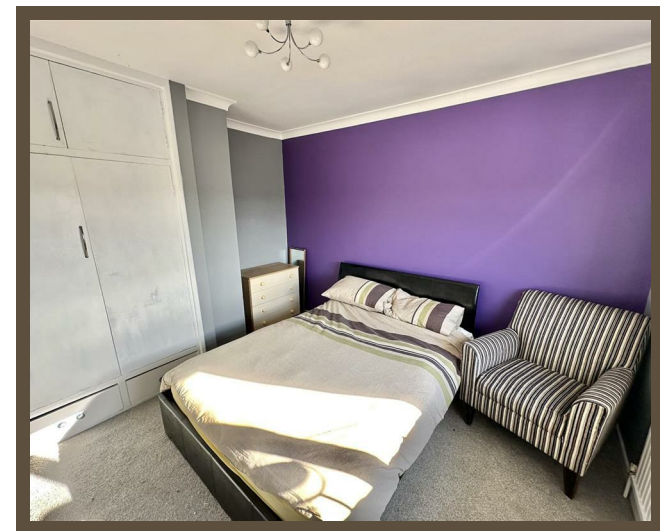
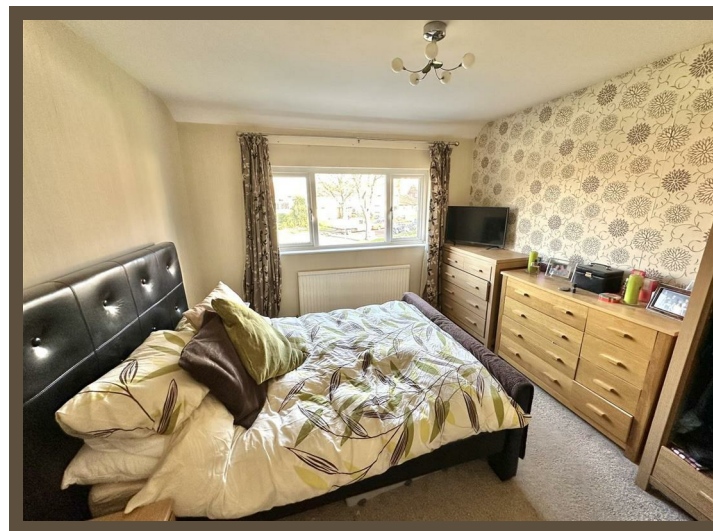
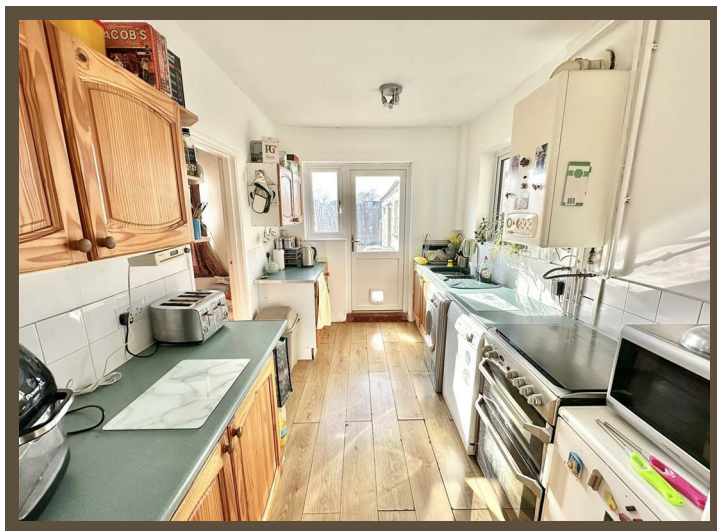
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Situated in a convenient location there are an abundance of amenities within walking distance including local schools, shops, parks, sports centre & golf course.

A great opportunity for a first time buyer, downsizing option or long term but to let investment. An early internal inspection is strongly advised.



Accommodation comprises

UPVC entrance door with double glazed insets, leading to entrance hall.

Entrance hall

3.73m x 1.73m (12'3 x 5'8)
UPVC double glazed window to side. Stairs to first floor with understairs storage, laminate flooring, double radiator.

Lounge

4.47m x 3.73m (14'8 x 12'3)
UPVC double glazed bay window to front. Laminate flooring, radiator, coved ceiling with ceiling rose. Door to dining room.

Dining room

3.58m x 3.15m (11'9 x 10'4)
UPVC double glazed window to rear. Laminate flooring, radiator, coved ceiling with ceiling rose. Door to kitchen.

Kitchen

3.58m x 2.49m (11'9 x 8'2)
UPVC double glazed windows to rear & side, half UPVC double glazed door to rear on to garden. Range of base & eye level units with matching drawer pack. Spaces for gas oven, fridge/freezer, washing machine & dishwasher. Roll edge worktops with inset one and a quarter bowl sink unit with mixer tap & matching drainer, tiled splashbacks, laminate flooring, wall mounted Radiant boiler (not tested).

First floor landing

2.62m x 1.91m (8'7 x 6'3)
UPVC double glazed window to side. Built in airing cupboard, loft access. Doors to all rooms.

Bedroom 1

3.76m x 3.28m (12'4 x 10'9)
UPVC double glazed window to front. Radiator.

Bedroom 2

3.48m x 3.28m (11'5 x 10'9)
UPVC double glazed window to rear. Built in wardrobes, radiator.

Bedroom 3

2.74m x 2.21m (9' x 7'3)
UPVC double glazed window to front. Radiator.

Bathroom

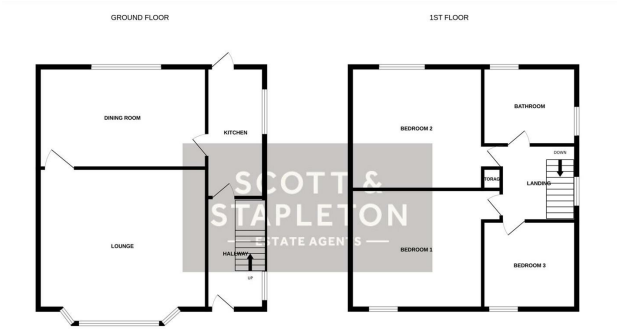
2.21m x 1.68m (7'3 x 5'6)
Obscure UPVC double glazed windows to rear & side. White suite comprising of panelled bath with mixer tap, separate shower over & glass screen, low level WC & wash hand basin in vanity unit with mixer tap. Fitted cupboard to 2 walls, heated towel rail, fully tiled walls, extractor fan.

Front garden

The property is set well back from the road with a large walled front garden. Pedestrian access to rear.

Rear garden

Large west backing rear garden extending to approx. 50'. Commencing with patio with remainder laid to lawn, greenhouse, shed, brick built outbuilding 8'4 x 6'2, outside WC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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