

**DEDMAN
GRAY**

www.dedmangray.co.uk

109 Central Avenue, Southend-On-Sea

Southend-On-Sea

£325,000



Offering no onward chain is this spacious 3 bedroom mid terrace family home with good sized rear garden. To the ground floor it offers 2 good sized reception room with lounge to the front, a separate dining room and kitchen area which leads onto to a utility area and further space with the lean to. The first floor offers 3 bedrooms with 2 large bedrooms and a small third as well as having a three piece bathroom. The good sized rear garden is mainly laid to lawn with raised decking area to rear.

Council Tax band: C

Tenure: Freehold

- THREE END TERRACED HOUSE
- TWO RECEPTIONS
- KITCHEN AREA LEADING ONTO UTILITY
- GOOD SIZED REAR GARDEN
- CLOSE TO CITY CENTRE
- THREE PIECE BATHROOM
- NO ONWARD CHAIN

Entrance porch

Glazed entrance door giving access to the

Entrance Hall

One radiator, stairs to first floor, wooden flooring, coving to textured ceiling, understairs storage cupboard

Lounge

14' 6" x 11' 5" (4.42m x 3.48m)

Double glazed bay window to front, wooden flooring, coving to textured ceiling

Dining Room

11' 9" x 11' 4" (3.58m x 3.45m)

One double radiator, coving to textured ceiling, wooden flooring,

Kitchen area

6' 8" x 6' 7" (2.03m x 2.01m)

Range of base and eye level units, recess for cooker, one radiator, coving to smooth plastered ceiling, leading to:

Utility Room

6' 3" x 4' 9" (1.91m x 1.45m)

Stainless steel sink unit with mixer taps inset into worktop, plumbing for washing machine, cupboard housing fridge/freezer, coving to smooth plastered ceiling, double glazed door giving access to garden and separate door leading to LEAN TO - 10'9 x 5'2

First floor landing

Coving to textured ceiling and doors to

Bedroom 1

14' 8" x 11' 4" (4.47m x 3.45m)

Double glazed window to front, one radiator, coving

Bedroom 2

11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed window to rear, one radiator, wooden flooring, built in cupboard housing boiler for hot water and gas central heating (not tested)

Bedroom 3

7' 7" x 5' 5" (2.31m x 1.65m)

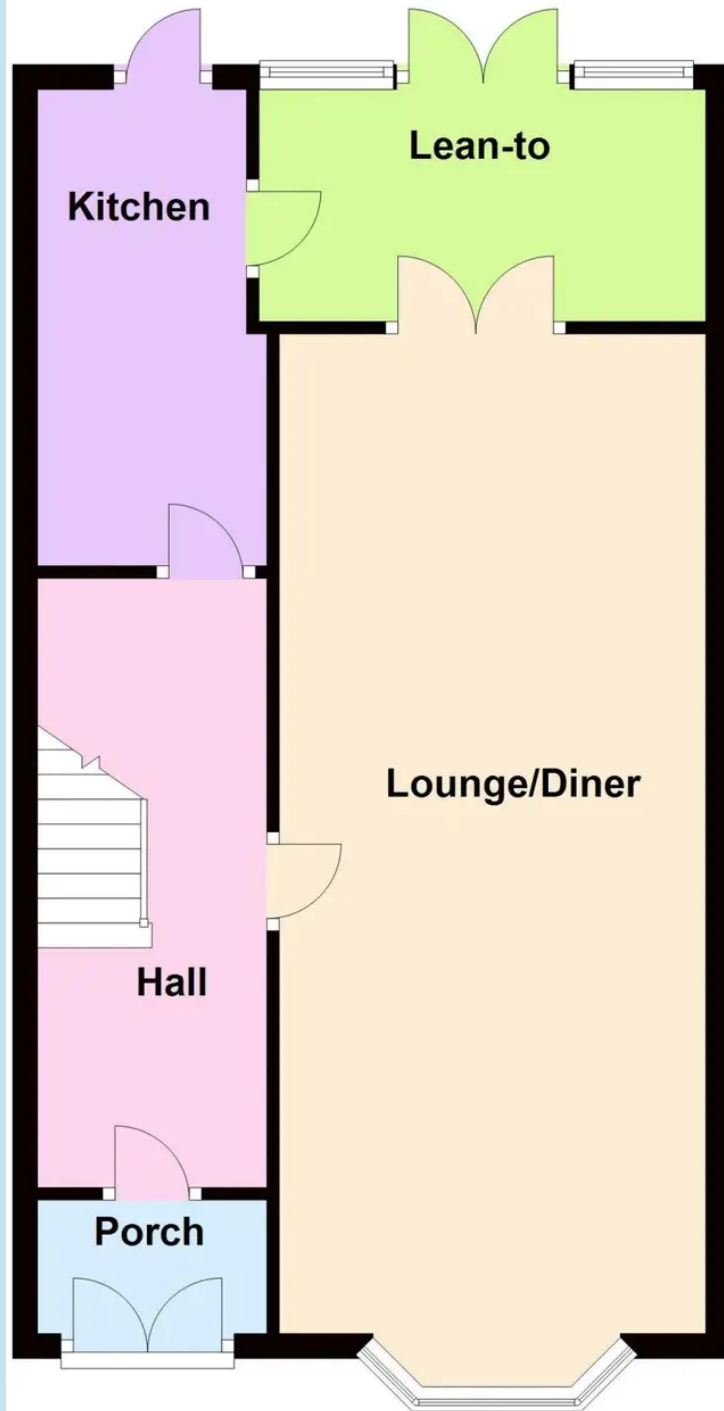




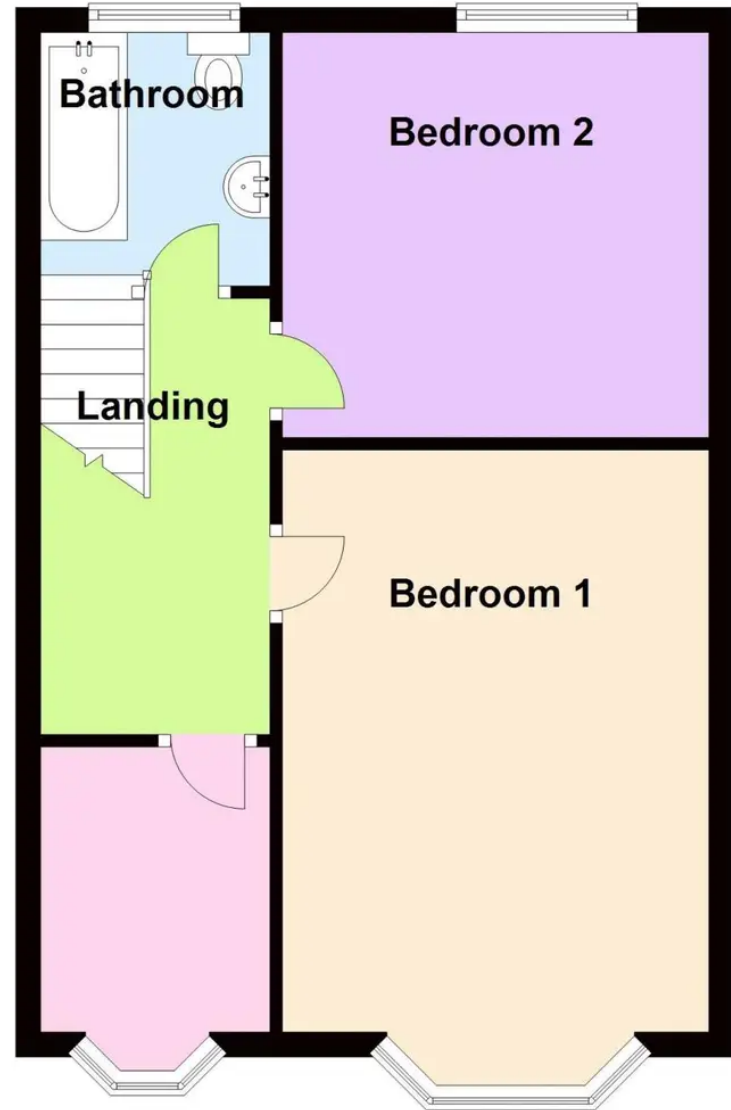
GARDEN

Good sized rear garden, concrete to rear leading to a lawned garden and further raised decking area.

Ground Floor



First Floor





Dedman Gray

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