

**DEDMAN
GRAY**

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68 Ashurst Avenue, Southend-On-Sea

£485,000 Freehold



Charming bungalow in sought-after Wick estate with 2 bedrooms, spacious lounge/diner, kitchen & shower room. Attached garage, off-street parking, and outbuilding. Easy-care garden, coal sheds, block-paved driveway, and good transport links. A tranquil yet accessible residence.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Favoured Wick estate
- Detached bungalow
- Two Bedrooms
- L-Shaped Lounge/Diner
- Kitchen 14'3 x 8'8
- Shower Room
- Attached garage
- Off street parking to front
- Attached outbuilding measuring 9'1 x 8'1
- Good public transport links

Entrance Porch

Entrance porch with further glazed entrance door and side light leading to:

Entrance Hall

One radiator, coving to textured ceiling with loft hatch, built in cupboard housing lagged copper cylinder, wall mounted control switch for central heating.

L-shaped lounge/diner 21' 5" x 21' 5" (6.53m x 6.53m)

Double glazed window to side and to rear, double glazed patio doors that lead out to the garden, two radiators, coving to textured ceiling, gas fire (not tested), sliding door to

Kitchen 14' 3" x 8' 4" (4.34m x 2.54m)

Obscure double glazed window to side, range of base and eye level units with built in 4 ring gas hob with extractor fan above and separate oven, stainless steel sink unit with mixer taps inset to worktop, plumbing for a washing machine, built in double length storage cupboard, recess for the fridge/freezer, wall mounted gas boiler (which we have been informed by the vendor was installed in November 2021), obscure double glazed door to side:

Bedroom 1 12' 2" x 9' 9" (3.71m x 2.97m)

Double glazed lead lite bay window to front and further obscure double glazed lead lite window to side, fitted wardrobes to one wall and further fitted wardrobe and matching cabinet, coving to ceiling, one radiator.

Bedroom 2 13' 0" x 9' 4" (3.96m x 2.84m)

Double glazed bay lead lite window to front, further obscure double glazed window to side, one radiator, coving to smooth plastered ceiling.

Shower Room 7' 3" x 5' 4" (2.21m x 1.63m)

Obscure double glazed window to side, shower cubicle wash hand basin with mixer taps, low flush WC, one radiator, smooth plastered ceiling with down lighters, medicine cabinet, one radiator.





REAR GARDEN

Crazy paved patio with steps down leading to an easy maintenance garden with block paved path , two coal sheds, side gate access and an attached outbuilding measuring 9'1 x 8'1 which has a door that leads to the garage.

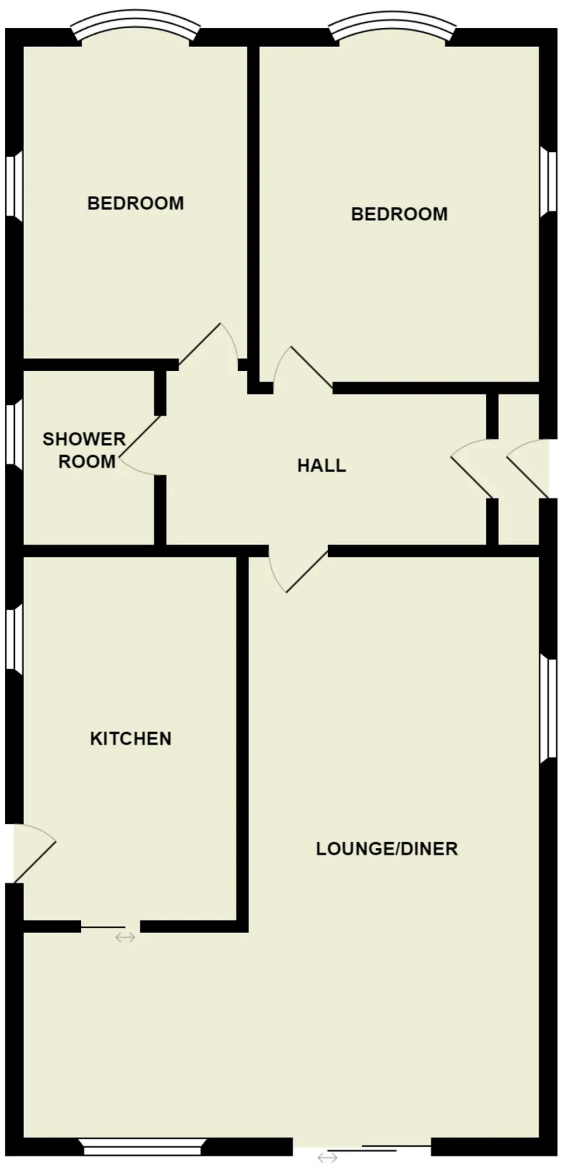
FRONT GARDEN

Double gates leading to blocked paved driveway for off street parking and access to garage.

GARAGE

Single Garage

Attached garage with up and over door to front.



68 Ashurst Avenue Southend SS2 4TD



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Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

