

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wells Avenue, Southend-on-Sea, SS2 6XN



Guide Price:
£300,000 - £325,000

In a popular location is this two bedroom semi detached bungalow in need of modernisation with off street parking and 100ft rear garden. Close to local shops, amenities and Southend Airport.

NO ONWARD CHAIN. EPC Rating: D. Our Ref: 20272.

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Accommodation comprises:

Entrance under **STORM PORCH** with uPVC double glazed door to entrance hall.

ENTRANCE HALL

Radiator. Doors to bedroom one, bathroom, lounge and kitchen.



BEDROOM ONE 14' 1" x 10' 5" (4.29m x 3.18m)

uPVC double glazed bay window to front and side aspects. Radiator. Coving to ceiling.



BATHROOM

Obscure uPVC double glazed window to side aspect. A five piece suite comprising pedestal wash hand basin, bidet and close coupled wc. Folding doors into additional area with Obscure uPVC double glazed windows to front and side aspects. Panelled bath and shower cubicle. Built in wardrobes.



KITCHEN 11' 4" x 9' (3.45m x 2.74m)

uPVC double glazed window to side aspect. A range of base and eye level units incorporating roll edge work surface with inset ceramic sink with mixer tap. Wood effect laminate flooring. Space for appliances. Wall mounted boiler. Opening into dining room.



CONSERVATORY 9' 11" x 7' 10" (3.02m x 2.39m)

Windows to all aspects. Double doors providing access to rear garden. Opening into what is currently being used as an extension of the lounge but could be partitioned off to provide a second bedroom.



DINING ROOM 12' 4" x 10' 7" (3.76m x 3.23m)

uPVC double glazed door to side aspect. Double doors with windows to the side leading to conservatory.



LOUNGE EXTENSION/POTENTIALLY BEDROOM TWO 10' 7" x 9' 9" (3.23m x 2.97m)

Sliding patio doors providing access to rear garden. Radiator. Opening into lounge.

Agents Note:

This room could easily be divided off from the lounge to form bedroom two.



LOUNGE 12' 11" x 12' 9" (3.94m x 3.89m)

Feature fireplace. Stairs to first floor accommodation. Door to entrance hall.



LOFT ROOM 15' 10" x 11' 6" (4.83m x 3.51m)

Sky light window. Eaves storage. Storage cupboard.



EXTERIOR.

The **REAR GARDEN** measures approximately 100ft (30.48m) commencing with patio area. Laid to lawn. Mature trees. Shed to remain.



The **FRONT** has off street parking for two vehicles with shared access to the side of the property.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.
We have not visited the property to verify the accuracy of the figures provided. Measurements are approximate and should be taken as a guide only. The actual area may vary. The figures are for information only and are not intended to be used for any other purpose. The actual area may vary. The figures are for information only and are not intended to be used for any other purpose. The actual area may vary. The figures are for information only and are not intended to be used for any other purpose.

Consumer Protection from Unfair Trading Regulations 2008.

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