

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

90 Wells Avenue, Southend-on-Sea, SS2 6XL



Guide Price:
£325,000 - £350,000

Situated in a popular area of Southend is this semi detached bungalow with large lounge, large kitchen, two good size bedrooms, wet room, off street parking and 90ft south facing rear garden. Located close to local shops, amenities, Southend Airport and mainline railway station to London, Liverpool Street.

NO ONWARD CHAIN. Council Tax Band: C.
EPC Rating: TBC. Our Ref: 19869.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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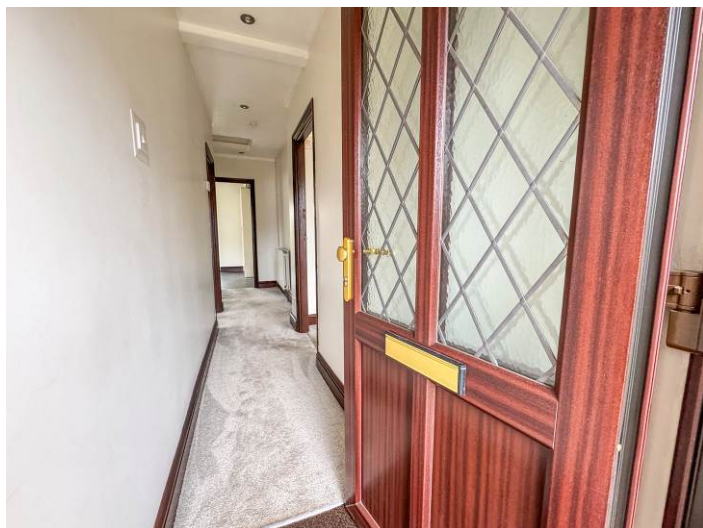


Accommodation comprises:

Entrance via uPVC double glazed door with lead light windows to entrance hall.

ENTRANCE HALL

Radiator. Ceiling with downlights. Access to loft via loft ladder. Doors to lounge, bedroom one, bedroom two, wet room and kitchen.



LOUNGE 13' 6" x 11' 11" (4.11m x 3.63m)

uPVC lead light sealed units to front aspect (refurbished in 2023). Electric fireplace. Radiator. Coving to ceiling.



BEDROOM ONE 15' 1" x 8' 10" (4.6m x 2.69m)

uPVC lead light sealed units to front aspect (refurbished in 2023). uPVC double glazed window to side aspect. Radiator. Original wood flooring.



BEDROOM TWO 12' 1" x 11' 1" (3.68m x 3.38m)

uPVC double glazed window to rear aspect. Radiator.



WET ROOM 7' 9" x 5' 2" (2.36m x 1.57m)

Obscure uPVC double glazed window to rear aspect. A three piece suite comprising tiled shower area with drainage, wall hung wash hand basin and close coupled wc. Tiled walls. Tiled flooring.



KITCHEN 12' 1" x 8' 11" (3.68m x 2.72m)

uPVC double glazed window to side aspect. uPVC double glazed patio doors providing access to rear garden. A range of modern base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit with mixer tap. Freestanding cooker with extractor fan above to remain. Cupboard housing boiler. Vinyl flooring. Ceiling with downlights. Washing machine to remain.



EXTERIOR.

The **SOUTH FACING REAR GARDEN** measures **90ft (27.43m)** commencing with patio area leading to garden. Laid to lawn. Shrubs to borders. Shed to remain. Pergola. Double gates providing access to front.

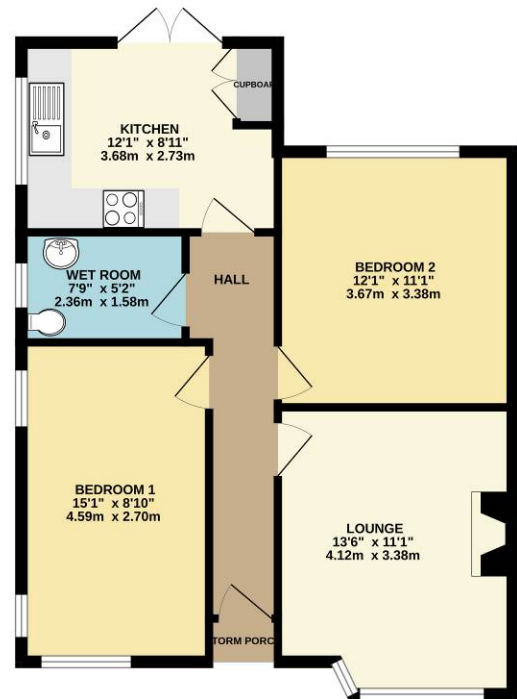


The **FRONT** has driveway providing off street parking for one vehicle leading to gates with parking beyond if required. Laid to lawn area. Small brick wall to front boundary.

Agents Note:

The vendors advise that the bedroom furniture would be available, subject to separate negotiation.

GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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