



Baxter Avenue, Southend-on-Sea

Price Guide £225,000 Leasehold - Share of Freehold

- GROUND FLOOR FLAT
- NO ONWARD CHAIN
- CENTRAL LOCATION CLOSE TO SOUTHEND CITY CENTRE
- OFF ROAD PARKING
- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN APPROX 85FT
- BRIGHT AND AIRY THROUGHOUT
- WALKING DISTANCE TO SOUTHEND VICTORIA TRAIN STATION
- DOUBLE GLAZED AND GAS CENTRAL HEATING





****NO ONWARD CHAIN** **SHARE OF FREEHOLD****
****OFF ROAD PARKING** **PRIVATE REAR GARDEN**
 (APPROX 85FT)** Hair & Son are delighted to bring to market this two double bedroom ground floor flat in a fantastic central location close to Southend City Centre and Southend Victoria train station.

The ground floor flat comprises of two double bedrooms that are situated at the front of the property, with the living spaces located towards the rear of the property. The lounge is a great bright and airy space that flows into the fitted kitchen, the bathroom can also be found off the kitchen.

The private west backing rear garden is a huge selling point of the flat and is a mixture of a hard standing patio area, which is immediately accessed from the back door, with the rest grass laid to lawn. The garden measures approximately 85ft which provides fantastic space to entertain friends and family. Side access is also provided,

To the front of the property you have a driveway which is suitable to park your vehicle.

Baxter Avenue is situated in the heart of Southend-on-Sea, which is within walking distance to Southend City Centre and Southend Victoria train station which provides direct transport links to London Liverpool Street.

Hallway

18'2 x 2'5

Bedroom One

14'9 x 11'6

Bedroom Two

12'2 x 11'9

Lounge

12'7 x 11'6

Kitchen

11'1 x 7'1

Bathroom

7'9 x 4'4

Garden

Off Road Parking

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



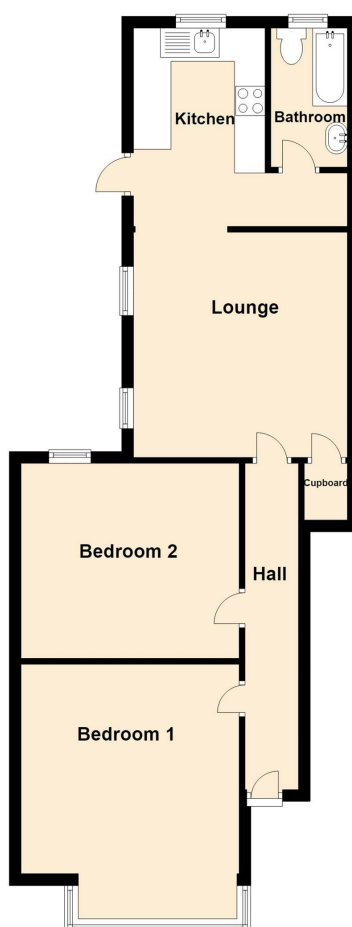
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Local Authority **Southend-on-Sea**
Council Tax Band **B**
EPC Rating **D**

Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

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<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.