



## QUEBEC AVENUE

SOUTHEND-ON-SEA, SS1 2DE

**GUIDE PRICE £290,000**  
FREEHOLD

\* £290,000 - £310,000 \* - LARGE THREE BEDROOM END TERRACED FAMILY HOME POSITIONED WITHIN EASY REACH OF SOUTHEND CITY CENTRE FOR A WEALTH OF SHOPS, AMENITIES AND TRAVEL LINKS INTO CENTRAL LONDON. IN NEED OF MODERNISATION IN CERTAIN AREAS OF THE PROPERTY

**RP&C.**  
RICKY, PLANT & CHEN-PORTER



# QUEBEC AVENUE

- Large three bedroom end terraced house
- Boasting an abundance of character
- High ceilings and bay-fronted lounge
- Large rear garden
- Recently installed shower-room
- Close to an abundance of amenities
- Easy reach of Southend city centre
- Close proximity of trainlines into Central London
- Potential to improve
- A unique opportunity to create a special family home



## Three bedroom end terraced house

Boasting an array of character throughout, this three-bedroom end-of-terrace home on Quebec Avenue has recently been rewired and replumbed, providing a solid, updated infrastructure while still allowing for further cosmetic finishing touches to personalise the home to your taste.

Inside, a delightful hallway leads to a large lounge and a separate dining room, both full of character, flowing into a kitchen with great potential. The home also features a stylish shower room and three well-proportioned bedrooms.

Situated close to Southend city centre and mainline train links into central London, the property offers both convenience and connectivity. Outside, a generous garden provides space for outdoor living, making this a wonderful opportunity for families or first-time buyers.

## Entrance hallway

## Lounge

## Dining room

## Kitchen

## Stairs to first floor

## Bathroom

## Bedroom one

## Bedroom two

## Bedroom three

## Rear garden

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### ADDITIONAL INFORMATION

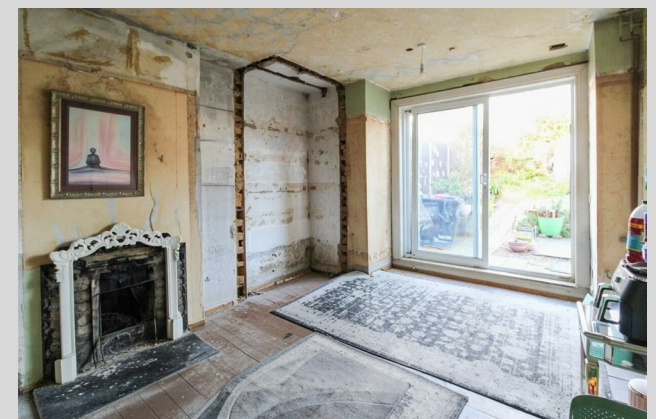
**Local Authority** – Southend

**Council Tax** – Band C

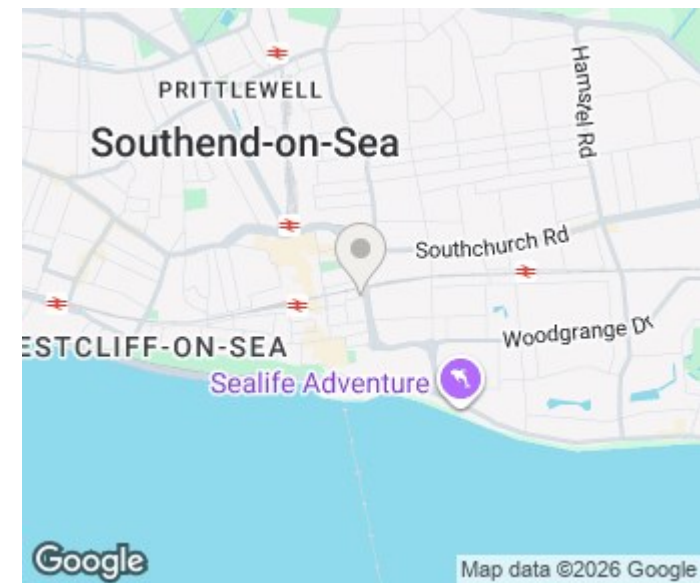
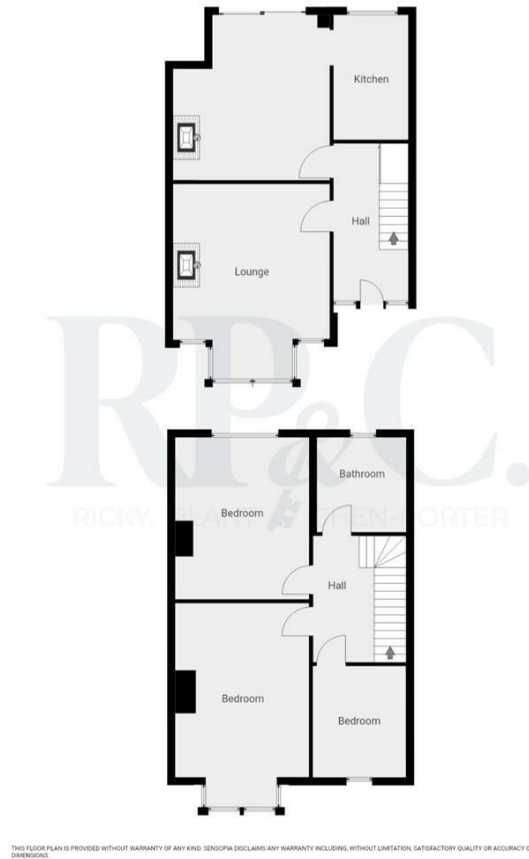
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold







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

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

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
info@rpcestateagents.co.uk  
www.rpcestateagents.co.uk

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