



**COLE AVENUE
SOUTHEND-ON-SEA, SS2 6BH**

* £330,000 - £365,000 * BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FAMILY HOME POSITIONED ON THE HIGHLY REGARDED EKCO PARK DEVELOPMENT TO OFFER CONVENIENT ACCESS TO A WEALTH OF AMENITIES AND TRAVEL LINKS. BOASTING STUNNING ACCOMMODATION AND ALLOCATED OFF-STREET PARKING.

**GUIDE PRICE £330,000
FREEHOLD**

RP&C.
RICKY, PLANT & CHEN-PORTER

COLE AVENUE

- Delightful two bedroom family home
- Convenient location close to amenities
- Allocated off-street parking
- Low maintenance rear garden and summerhouse with power
- Favoured Ekco Park Development
- Convenient ground-floor WC
- Fantastic location close to amenities
- Within easy reach of high performance grammar schools and Southend Hospital
- Two good sized double bedrooms
- Boasting 850 sq. ft of accommodation

Positioned within the sought-after Ekco Park development in Southend-on-Sea, this sizable two double bedroom mid-terraced family home offers contemporary living in a highly convenient location. The development provides excellent access to a wealth of amenities, high-performing grammar schools, Southend Airport (including the airport itself), the nearby retail park, and Southend Airport train station, which offers direct links into central London. A selection of well-regarded local public schools are also close at hand, making this an ideal choice for families and professionals alike.

Externally, the property benefits from allocated off-street parking to the rear, alongside a low-maintenance rear garden. Internally, the home has been finished to a fantastic specification throughout. A welcoming entrance hallway leads into a generous open-plan lounge/diner, complemented by a stylish fitted kitchen and a convenient ground floor WC. To the first floor, there are two well-proportioned double bedrooms, both served by a modern Jack and Jill bathroom.

With its modern design, excellent location, and ready-to-move-into condition, this home is perfectly suited for first-time buyers and young families.

Two bedroom family home

Entrance hallway

Lounge/diner

Kitchen

Ground-Floor WC

Stairs to first floor

Bedroom one

Bedroom two

Family bathroom

Low maintenance rear garden

Summerhouse with power

Allocated off-street parking



COLE AVENUE





ADDITIONAL INFORMATION

Local Authority – Southend

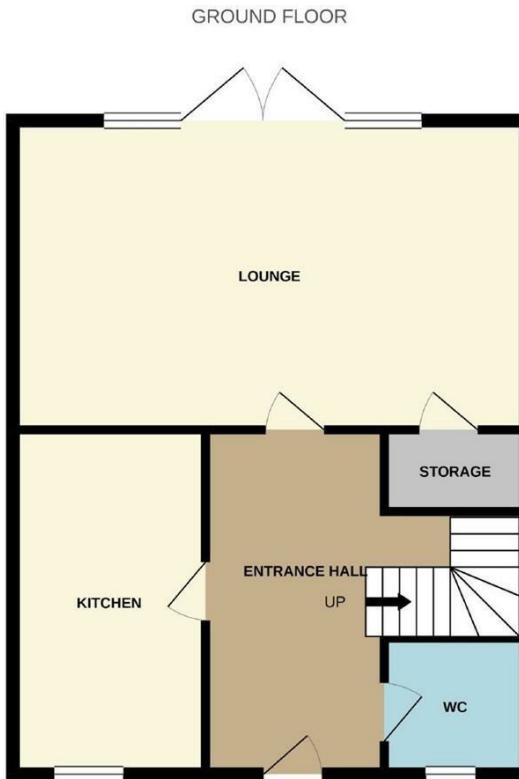
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 97 | |
| (81-91) | B | 85 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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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