

HUNT ROCHE

The Estate Agent



Asking Price: £350,000

50 Pentland Avenue, Shoeburyness, Essex, SS3 9ND



A TWO bedroom DETACHED BUNGALOW located within a convenient position within the ever popular 'Thorpedene' area of Shoeburyness. Ideally located within close proximity to Shopping facilities, Bus Routes and Shoebury beachfront. Externally there is a manageable size rear Garden, off road Parking and Garage. No Onward Chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-90) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

- Well presented TWO bedroom detached bungalow offered with No Onward Chain
- Attractive Living Room with uPVC double glazed square bay window
- Modern three piece Bathroom
- Fitted Kitchen with appliances to remain
- Full width uPVC double glazed Conservatory
- Recently laid carpets to both bedrooms
- Compact rear Garden with attractive Summer House with power and lighting (to remain)
- Off road parking and Garage with Courtesy door to rear Garden
- Pleasant residential location with close proximity to Shopping facilities, beach front and bus routes



Entrance via: Recessed entrance porch leading to uPVC double glazed entrance door inset with obscure leaded window insert through to;

Entrance Hallway: Herringbone shaped wood flooring. Dado rail. Access to loft space. Radiator. Door to storage cupboard. Multi pane glazed doors to Kitchen, Living Room, Bathroom and Bedrooms. Picture rail. Coving to smooth plastered ceiling.

Kitchen: 10'2" x (max) 10'7" (3.1m x (max) 3.23m) uPVC double glazed window to side aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with one-and-a-quarter single drainer sink unit with mixer tap over. Built in 'Stoves' double gas oven. Split level 'Canon' four ring gas hob with griddle with full width extractor canopy over. Under counter washing machine (to remain). Undercounter 'Kenwood' dishwasher (to remain). Wall mounted boiler. Quarry style flooring. Tiling to all visible walls. Suspended ceiling. (Agents Note - the sellers has advised that the oven was replaced at the binning of 2022 and the washing machine is approximately 18 months old). Further double glazed window to rear with matching door providing access to;

Conservatory: 22'5" x 10'8" (6.83m x 3.25m) uPVC double glazed windows to side and rear aspect inset with a pair of french doors opening to the Garden. Further high level uPVC double glazed window to side aspect. Pitched polycarbonate roof inset with ceiling mounted fan. Radiator. Cupboard doors concealing full height 'Beko' fridge & full height 'Beko' freezer (both to remain). Wall light points. Laminate wood flooring. Pair of doors to main Bedroom.

Living Room: 16'1" (4.9) (max) x 14'1" (4.3) (into bay) uPVC double glazed bay window to front aspect. Fireplace surround with mantle over inset with freestanding electric stove/burner. Fitted shelving. Wall light points. Laminate wood flooring. Radiator. Picture rail. Cornice to smooth plastered ceiling inset with moulding and ceiling mounted fan.

Main Bedroom: 11'5" x 11' (3.48m x 3.35m) Pair of double glazed french doors opening to the Conservatory. Freestanding wardrobe (to remain). Radiator. Picture rail. Cornice to smooth plastered ceiling inset with moulding and ceiling mounted fan.

Bedroom Two: 12'6" (3.8) x 10'3" (3.12) (excluding wardrobes) uPVC double glazed window to side front aspect. Built in 'slide'a'robe wardrobe to alcove. Radiator. Picture rail. Cornice to smooth plastered ceiling inset with moulding and ceiling mounted fan.

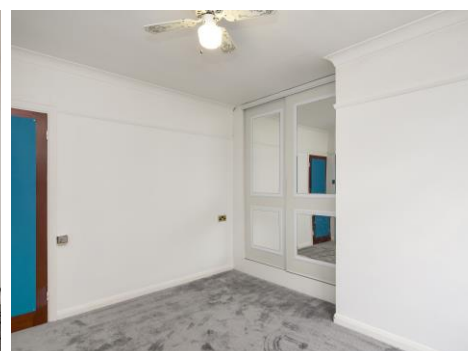
Bathroom: Obscure uPVC double glazed window to side aspect. Tiling to all visible walls. The three piece suite comprises panelled enclosed bath with mixer tap and shower attachment with fitted shower screen, vanity wash hand basin with storage cupboards under and dual flush wc. Traditional style column radiator with heated towel rail surround. Wall mounted extractor fan. Smooth plastered ceiling.

To the Outside of the Property:

The rear Garden is approached via the Conservatory and is mainly laid to lawn with 'plum slate' flower bed borders. Fencing to boundaries. Gated side access. Courtesy door to Garage. Attractive Summer House with power and lighting.

Frontage: The frontage has been block paved providing off road parking and direct access to;

Garage: 14'8" x 8'4" (4.47m x 2.54m) Up and over door. Timber door courtesy door to rear providing access to Garden. Power and lighting.





Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 1/20/2025