

HUNT ROCHE

The Estate Agent



Asking Price: Offers in Excess of £300,000
38 Turner Close, Shoeburyness, Essex, SS3 9TL



Requiring modernisation throughout is this **THREE** bedroom home with the advantage of a garage to the rear. Located in Shoeburyness the home is located close to ample amenities, travel links, and Shoebury East Beach. The property a spacious Kitchen / Diner to the rear and a generous size Living Room. There is a ground floor WC, first floor bathroom, a WEST facing Garden providing access to a garage with further parking space.



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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Entrance: Sideway access to a uPVC door inset with an obscure double glazed inset providing access to;

Hall: 6'5" x 3'2" (1.96m x 0.97m) Part glazed doors to Living Room and Kitchen. Textured ceiling. Further door to;

Ground Floor WC: Partly tiled walls. Flow level flush WC. Textured sloped ceiling.

Kitchen / Diner: 18'1" x 9'4" (5.5m x 2.84m) Pair of 'Georgian style' uPVC double glazed windows to rear aspect. uPVC obscure double glazed door to Garden. Radiator. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer one-and-a-quarter' bowl unit with mixer tap over. Under counter recesses for appliances. Built in electric 'Hotpoint' oven with four ring electric hob over with concealed extractor fan over. Larder style cupboard housing utility meters. Splashback tiling inset with border tile. Smooth plastered ceiling.
Double width square arch through to;

Living Room: 14'10" (4.52) x 13'9" (4.2) (reducing to 10'7" (3.23)) 'Georgian style' uPVC double glazed 'bow' window to front aspect. Radiator inset to cabinet. Laminate wood effect flooring. Door to cupboard housing floor mounted boiler. Textured ceiling. Access to Staircase providing access to;

Landing: 7'1" x 5'10" (2.16m x 1.78m) 'Georgian style' uPVC double glazed window to side aspect. Door to Airing cupboard with linen shelving and further storage space. Doors to all first floor rooms. Smooth plastered ceiling with access to loft space.

Bedroom One: 12' x 9'10" (3.66m x 3m) 'Georgian style' uPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring. Textured ceiling.

Bedroom Two: 11'4" (3.45) x 9'9" (2.97) (reducing to 7'8" (2.34)) 'Georgian style' uPVC double glazed window to rear aspect. Laminate wood effect flooring. Radiator. Textured ceiling.

Bedroom Three: 8'5" x 7'2" (2.57m x 2.18m) 'Georgian style' uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. Textured ceiling.

Bathroom: 7'4" (2.24) (reduces to 6' (1.83)) x 7'10" (2.4) Obscure 'Georgian style' uPVC double glazed window to rear aspect. Tiling to all visible walls. The Bathroom is fitted with a three piece coloured suite comprises pedestal wash and basin, low level flush wc and panelled enclosed bath with mixer tap over and wall mounted 'Triton' shower. Radiator. Textured ceiling.

To the Outside of the Property: The rear Garden is WEST facing and is approached via the Kitchen/Diner. Mainly hardstanding. Shrubs/trees. Outside water tap. Gated rear access. uPVC door to;

Garage: Up and over door to front.

Parking: Hardstanding for one vehicle in front of the garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Council Tax Band D

PRELIMINARY DETILS 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. 8/7/2024