

Est. 1908

HUNT ROCHE

The Estate Agent



Offers in Excess of £275,000
27 Woodcotes, Shoeburyness, Essex, SS3 8XG



A well-presented two double-bedroom home situated within easy reach of ASDA shopping facilities. This charming property features a bright conservatory/garden room that opens onto a west-facing garden, perfect for enjoying the afternoon sun. Additional benefits include allocated parking for convenience.

Entrance via:

Canopied entrance leads to uPVC obscure double glazed entrance to;

Living Room:

16'4" (max) x 12'3" (4.98m (max) x 3.73m)

uPVC double glazed window to front aspect. Radiator. Stairs rising to first floor accommodation with under stairs storage space. Access to Kitchen. Coving to textured ceiling.

Kitchen/Diner:

12'3" x 8'7" (3.73m x 2.62m)

uPVC double glazed window to rear aspect. The kitchen comprises a range of eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit. Under counter appliance space.

Panelled door to under stairs storage cupboard.

Space for fridge freezer in former boiler cupboard. Radiator. Coving to textured ceiling. uPVC double glazed door providing access to;

Conservatory / Sun Room:

12'3" x 6'5" (3.73m x 1.96m)

uPVC double glazed window to rear aspect with matching uPVC double glazed door providing access to Garden.

The First Floor Accommodation comprises

Landing:

Doors to all first floor rooms. Coving to textured ceiling with access to loft space. (Please be advised that the fully loft is boarded and insulated)

Bedroom One:

12'3" x 9'6" (3.73m x 2.9m)

uPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring. Door to over-stairs storage cupboard. Coving to textured ceiling.

Bathroom:

6'7" x 5'7" (2m x 1.7m)

The recently fitted three piece suite comprises panelled enclosed bath with wall mounted shower attachment above, vanity wash hand basin and dual flush WC. Radiator. Part tiling to all visible walls. Textured ceiling with ceiling mounted extractor fan.

Bedroom Two:

12'3" x 8'3" (3.73m x 2.51m)

uPVC double glazed window to rear aspect. Radiator. Laminate wood effect flooring. Coving to textured ceiling.

To the Outside of the Property:

Fencing to boundaries and mainly laid to lawn. External water tap. Gated side aspect via car-parking area.

Agent Notes: We have been advised by the vendors that the loft is fully boarded and insulated.

PRELIMINARY DETAILS - AWAITING VERIFICATION



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		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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