

Est. 1998

HUNT ROCHE

The Estate Agent



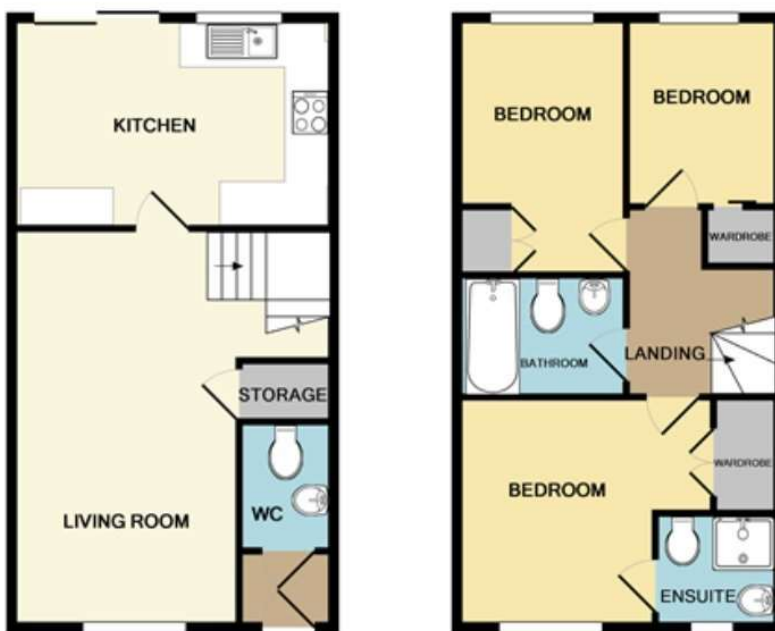
Guide Price: £340,000 - £345,000

8 Artillery Avenue, Shoeburyness, Essex, SS3 8EE



****Presented to 'Show Home' condition****

A beautifully upgraded three-bedroom Family Home, perfectly positioned near Parkland, ASDA Shopping facilities, and excellent transport links. Boasting Allocated Parking accessed via the rear Garden this property offers a thoughtfully designed layout featuring a ground floor Guest Cloakroom/WC, a stunning re-fitted integrated Kitchen/Diner with access to the SOUTH-facing Garden, an ensuite Shower Room to the Main Bedroom, and a modern family Bathroom. All bedrooms are equipped with built-in wardrobes. Viewing is highly recommended to truly appreciate everything this home has to offer!



GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	81	
(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	

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- A meticulously upgraded and maintained three-bedroom family home with allocated parking
- Conveniently located near parkland, ASDA shopping facilities and transport links
- Ground floor Guest Cloakroom/WC
- Beautifully re-fitted integrated Kitchen/Diner with access and views of the SOUTH FACING garden
- Ensuite Shower Room to the Main Bedroom and a modern Family Bathroom
- Built-in wardrobes in all bedrooms providing excellent storage
- Viewing is essential to fully appreciate this home!



Entrance via:

Attractive low level brick dwarf wall to front pathway boundary with artificial lawn - ideal for low maintenance upkeep.

Canopied entrance porch leading to composite entrance door inset with obscure glazed pane and spyhole to;

Entrance Lobby: Panelled door leading to Living Room. Laminate wood effect flooring. Radiator. Smooth plastered ceiling. Further panelled door to;

Ground Floor Guest Cloakroom/WC: 5' x 3'3" (1.52m x 1m) A modern two piece white suite comprises dual flush w.c and pedestal wash hand basin with contemporary mixer taps over. Radiator. Splashback tiling. Attractive 'tiled effect' wallpaper to walls. Laminate wood effect flooring. Smooth plastered ceiling inset with ceiling mounted extractor fan.

Living Room: 18' (5.49) x 10'4" (3.15) (increasing to 14' (4.27) incl stairs) uPVC double glazed window to front aspect. Turned staircase to first floor accommodation with spindle balustrade. Panelled door to storage cupboard. Two radiators. Door to under stairs storage cupboard. Laminate wood effect flooring. Smooth plastered ceiling. Panelled door to;



Beautiful Kitchen/Diner: 14' x 9'6" (4.27m x 2.9m) uPVC double glazed sliding patio doors to rear aspect providing access to rear garden. Further uPVC double glazed window to rear overlooking garden. The superb modern fitted kitchen comprises a range of eye and base level units with wood effect working surfaces over inset with one and a quarter sink unit with mixer taps over. Built in stainless steel 'Zanussi self cleaning' low level oven with 'Zanussi' ceramic hob and stainless steel extractor canopy over with glass splashback to hob area. Concealed under unit lighting. The range of integrated appliances include, upright fridge/freezer, washing machine and slimline dishwasher. Under counter recess for tumble dryer. Further built in unit with shelving. Concealed wall mounted boiler. Radiator. Attractive splashback tiling. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting.

The First Floor Accommodation Comprises

Landing: 10'6" (3.2) x 6' (1.83) (including staircase) Spindle balustrade. Panelled doors off to Bedroom and Bathroom. Smooth plastered ceiling.

Main Bedroom: 11'8" (3.56) (max) x 10'9" (3.28) (max) uPVC double glazed window to front aspect. Radiator. Pair of floor to ceiling panelled doors to recessed wardrobes with hanging space and shelving. Smooth plastered ceiling. Panelled door through to:

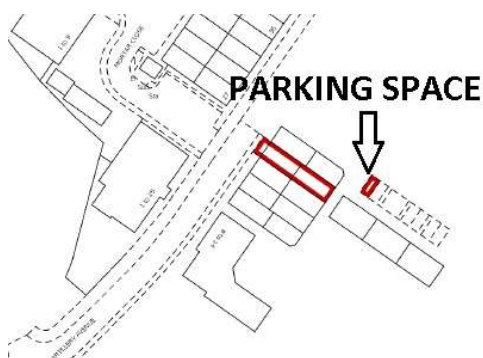
Ensuite Shower Room: 4'11" x 4'8" (1.5m x 1.42m) Obscure uPVC double glazed window to front aspect. The three piece white suite comprises independent shower cubicle with integrated shower, low level push button wc and pedestal wash hand basin with contemporary mixer taps over. Shaver socket. Partly tiled walls. Radiator. Smooth plastered ceiling inset with recessed downlighters with extractor fan.

Bedroom Two: 11'5" x 7'9" (max) (3.48m x 2.36m (max)) uPVC double glazed window to rear aspect. Radiator. Pair of panelled doors to built in wardrobe with hanging space and shelving. Smooth plastered ceiling with access to loft space.

Bedroom Three: 8'7" (2.62) (2.57) (excluding wardrobes) x 6' (1.83) (1.83) uPVC double glazed window to rear aspect. Radiator. Pair of panelled doors to built in recessed wardrobe with hanging space and shelving. Smooth plastered ceiling.

Family Bathroom: 7'7" x 5'7" (2.3m x 1.7m) The modern white three piece white suite comprises panelled enclosed bath with twin hand grips with mixer taps over and shower attachment with fitted shower screen, dual flush wc and pedestal wash hand basin with contemporary mixer taps over. Radiator. Partly tiled walls. Tiled effect flooring. Smooth plastered ceiling inset with extractor fan.

To the Outside of the Property: The SOUTH facing rear garden is approached via the Kitchen and commences with a decked patio seating area. Laid astro turf to the remainder of the garden. Attractive rockery to one rear corner of garden. Timber framed shed to the rear (to remain). Outside water tap. Exterior lighting. Fencing to boundaries inset with gate to rear providing access to;



Allocated parking bay.

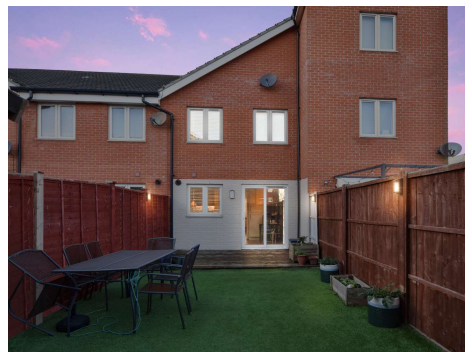
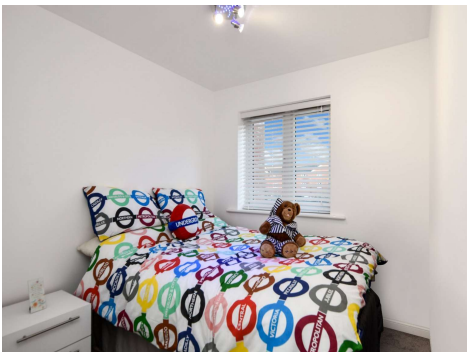
AGENTS NOTE.

TENURE; This property is Freehold, offering complete ownership with no lease restrictions. An annual maintenance charge of approximately £140.00 is payable, which covers the upkeep of the roads and shared spaces within the development, ensuring a well-maintained and pleasant environment for residents.

This information will need to be confirmed by any interested parties conveyancer/solicitor.

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. 1/10/2025