

Est. 1995

# HUNT ROCHE

*The Estate Agent*

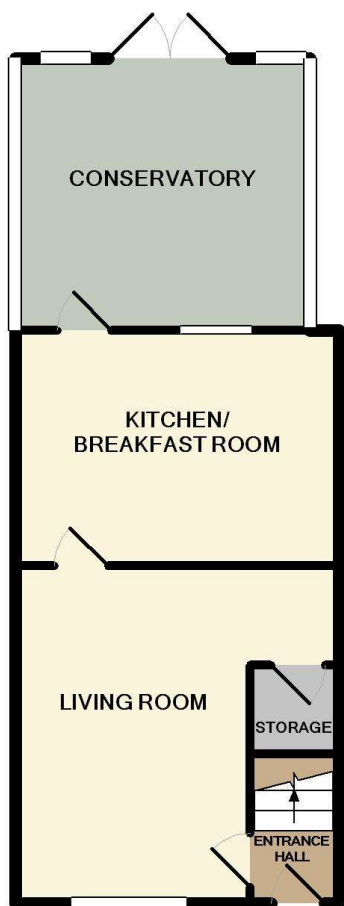


**Guide Price: £285,000 - £295,000**

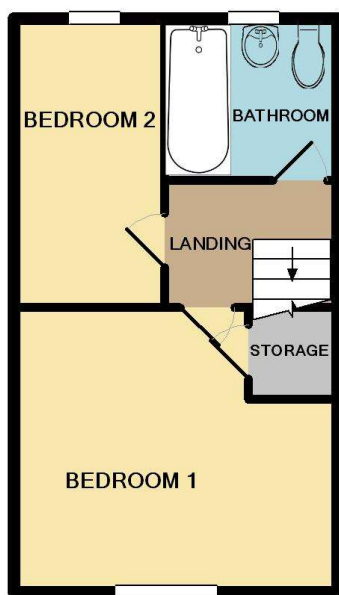
15 Milbanke Close, North Shoebury, Shoeburyness, Essex, SS3 8BU



**FREEHOLD HOUSE WITH MODERN FEATURES AND AMPLE PARKING!!!!** This well presented home is move-in-ready and features a cosy Living Room, two bedrooms, an attractive fitted Kitchen/Breakfast Room and a spacious uPVC double-glazed Conservatory. The property also includes a modern three-piece bathroom suite and a compact yet charming garden with a large timber-framed shed, complete with power and lighting, which backs onto open parkland. Ample parking adds to the convenience of this delightful home!



GROUND FLOOR



1ST FLOOR

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         | 93        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |                         |           |

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  
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- *TWO BEDROOM Freehold home offering 'move-in-ready' accommodation*
- *Cosy Living Room provides access to a fitted Kitchen/Breakfast Room with Breakfast Bar seating area.*
- *Spacious uPVC double-glazed Conservatory*
- *Modern three-piece bathroom suite*
- *Charming low maintenance garden backing parkland with large timber-framed shed with power and lighting*
- *Parking to the front of the property with additional allocated parking to the side of the home*
- *Ideally located within a convenient position in North Shoebury within close proximity to Asda Shopping facilities and transport links*
- *Viewing advised*



**Entrance via:** Canopied entrance porch to obscure uPVC double glazed entrance door to;

**Entrance Hallway:** Staircase rising to first floor accommodation. Radiator. Textured ceiling. Door to;

**Living Room:** 12'8" (3.86) x 12'1" (3.68) - narrowing to 8'8" (2.64) (12'8" (3.86)x 12'1" (3.68) - narrowing to 8'8" (2.64))

uPVC double glazed window to front aspect. Radiator. Under stairs recess with half height door to under stairs storage cupboard. Laminate wood effect flooring. Textured ceiling. Door to

**Kitchen/Breakfast Room:** 12'1" x 8' (3.68m x 2.44m)

uPVC double glazed window to rear aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with circular stainless steel sink unit with single drainer and mixer tap over. Built in electric oven with four ring gas hob over with extractor hood above. Under counter recess and plumbing for washing machine. Space for upright fridge/freezer. Breakfast bar seating area (with pair of chairs included within the sale). Wine rack. Eye level cupboard housing Vaillant boiler. High gloss splashback tiling. Wood effect vinyl flooring. Textured ceiling. Pair of part glazed bi-fold doors to;

**uPVC Double Glazed Conservatory:** 11'1" x 10'1" (3.38m x 3.07m)

Obscure uPVC double glazed window to side aspects with uPVC double glazed windows to rear inset with a pair of French doors providing access to rear garden. Fitted base level cupboards with undercounter recess and plumbing for tumble dryer. Radiator. Ceramic tiled flooring. Ceiling mounted fan.

**The First Floor Accommodation comprises;**

**Landing:** Doors off to all rooms. Textured ceiling with access to loft space via pull-down ladder. (The seller has advised Hunt Roche that the loft has been partially boarded)

**Bedroom One:** 12'1" (3.68) x 9'10" (3) - narrowing to 8'8" (2.64) (12'1" (3.68)x 9'10" (3) - narrowing to 8'8" (2.64))  
uPVC double glazed window to front aspect. Radiator. Acrylic wood effect tiled flooring. Textured ceiling.

**Bedroom Two:** 11'1" x 5'6" (3.38m x 1.68m) uPVC double glazed window to rear aspect. Radiator. Textured ceiling.

**Modern Fitted Bathroom:** Obscure uPVC double glazed window to rear aspect. The modern white suite comprises panelled enclosed bath with mixer taps over and integrated shower unit with shower screen, pedestal wash hand basin with mixer taps over and a dual flush wc. Radiator. Tiling to all visible walls with attractive border tile. Wall mounted extractor fan. Textured ceiling.

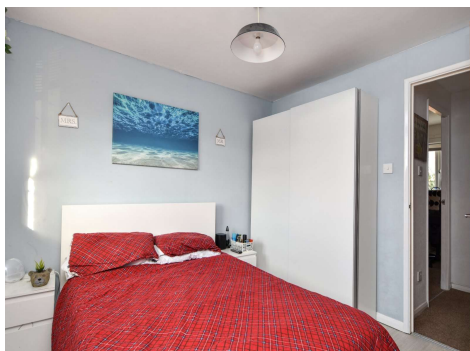
**To the Outside of the Property:**

The rear garden is approached via the Conservatory and commences with a small patio area with a section being laid to low maintenance artificial lawn. Good size timber framed shed (to remain). with additional smaller shed to the rear. Gated rear access. Fencing to boundaries. Water butt (to remain).



To the front, the property features a block-paved driveway offering off-road parking via a dropped kerb, with an additional adjacent area providing even more parking space.





**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. 1/24/2025