

Est. 1995

HUNT ROCHE

The Estate Agent



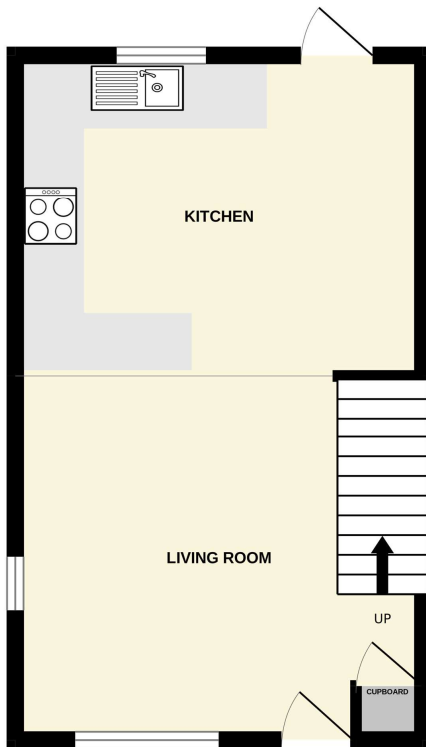
Asking Price: £280,000

58 Herongate, Shoeburyness, Essex, SS3 9SJ

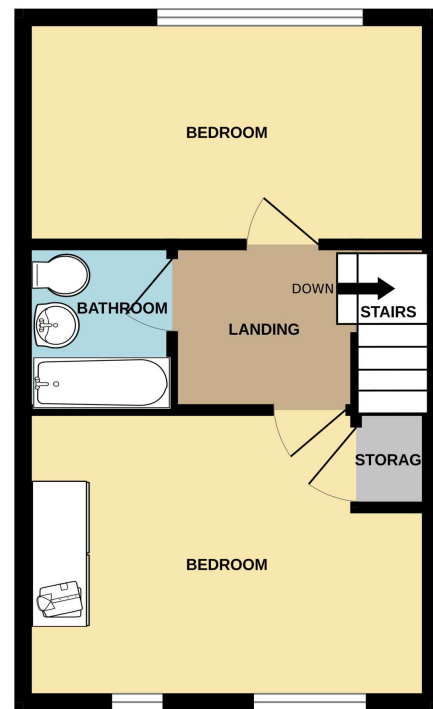


Offered with No Onward Chain, is this TWO-bedroom end-of-terrace home which offers parking adjacent. The open-plan ground floor includes a dual-aspect living area and a fitted kitchen, seamlessly divided by a spacious breakfast bar. Ideally located close to shopping facilities and just a short stroll to parkland.

GROUND FLOOR



1ST FLOOR



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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- *A TWO BEDROOM home featuring open plan Ground Floor Living*
- *Comprehensively fitted Kitchen with spacious breakfast bar seating area*
- *Dual aspect Living Room*
- *Modern first floor Bathroom Suite*
- *Off Road Parking located to the side of the property*
- *Generous size rear Garden*
- *Close to Shopping facilities and bus routes*
- *Located within close proximity to Shoebury Park*
- *Offered with No Onward Chain*



Entrance via: Canopied entrance porch provides access to a uPVC door inset with double glazed shaped insert, through to;

Open plan Living / Kitchen: Overall measurement 24'11" (7.6) x 12'4" (3.76) A welcoming triple aspect Living space.

Dual aspect Living Room area: 13'10" x 11'9" (4.22m x 3.58m) uPVC double glazed window to front aspect. Further leaded uPVC double glazed window to side aspect. Built in cupboard housing utility meters. Radiator. Stairs rising to first floor accommodation with storage recess under. Wall mounted 'floating' shelves. Smooth plastered ceiling.

Kitchen / Dining area: 12'4" x 11'9" (3.76m x 3.58m) Leaded uPVC double glazed window to rear aspect. uPVC door inset with double glazed leaded window provides access to the good side rear Garden. The Kitchen is fitted with a comprehensive range of eye and base level units with wood effect working surfaces over extending to provides a sizeable Breakfast Bar seating area. Stainless steel single drainer sink unit with mixer tap over. Built in 'Zanussi' electric oven with four ring electric hob and wall mounted extractor canopy above. Attractive 'London brick style' splashback tiling. Freestanding 'Logic' fridge/freezer (to remain). Concealed wall mounted 'i-mini' boiler. Integrated undercounter 'Zanussi' washing machine. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.

The First Floor Accommodation comprises

Landing: Doors to Bedrooms and Bathroom. Smooth plastered ceiling with access to loft space.

Front Bedroom: 12'4" x 9'6" (max) (3.76m x 2.9m (max)) Pair of uPVC leaded double glazed windows to front aspect. Freestanding 'part mirror fronted' wardrobe (to remain). Radiator. Door to over stairs storage cupboard inset with shelving. Smooth plastered ceiling.

Rear Bedroom: 12'4" x 8'4" (3.76m x 2.54m) uPVC leaded double glazed window to rear aspect. Radiator. Textured ceiling.

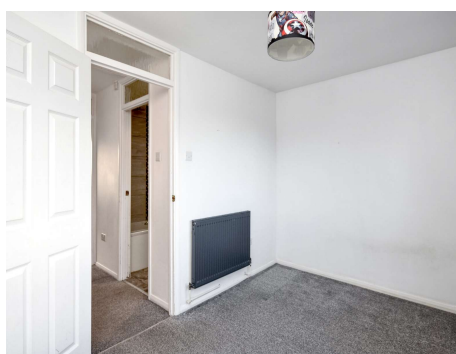
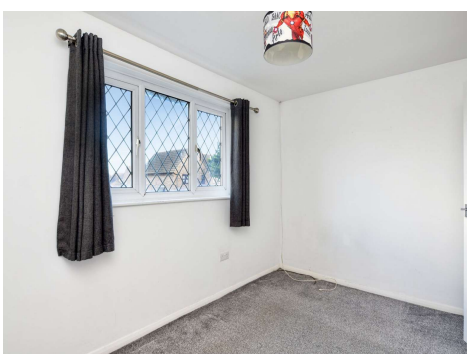
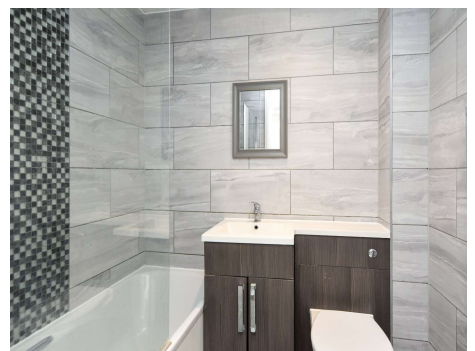
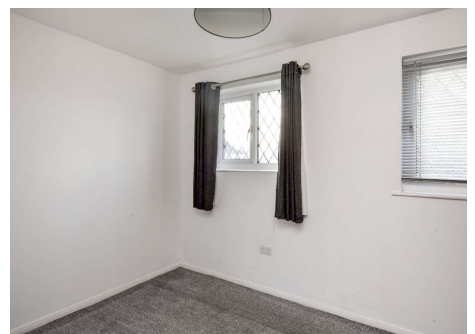
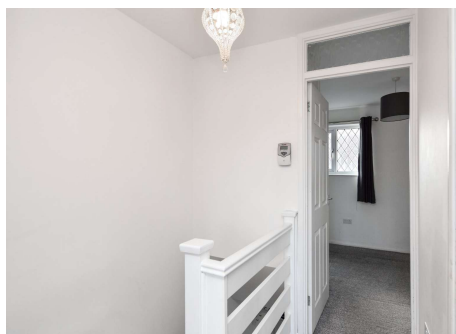
Fully tiled Bathroom: 6'5" x 5'5" (1.96m x 1.65m) The white three piece suite comprises panelled enclosed bath with twin hand grips, fitted shower screen, mixer tap and integrated shower unit with hand held attachment and drencher style shower head, vanity wash hand basin with storage cupboard under and concealed cistern dual flush wc. Attractive tiling to walls with matching floor tiling. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.

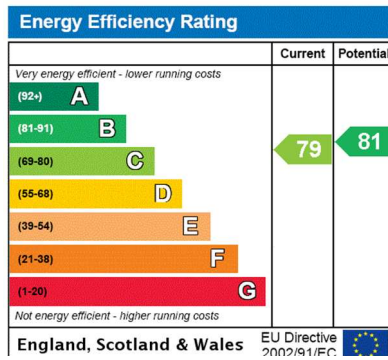
To the Outside of the Property:

The rear Garden is approached via the Kitchen/Diner and commences with patio seating area with the remainder being mainly laid to lawn with fencing to boundaries. Outside water tap.

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. 2/25/2025