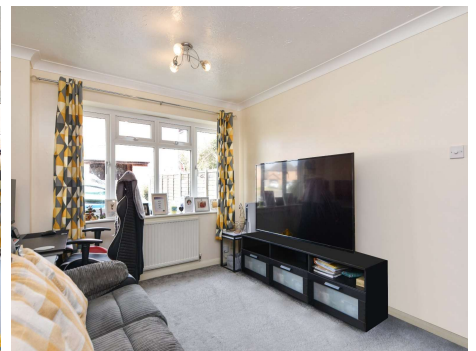
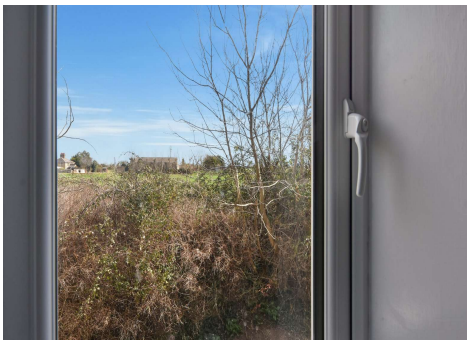


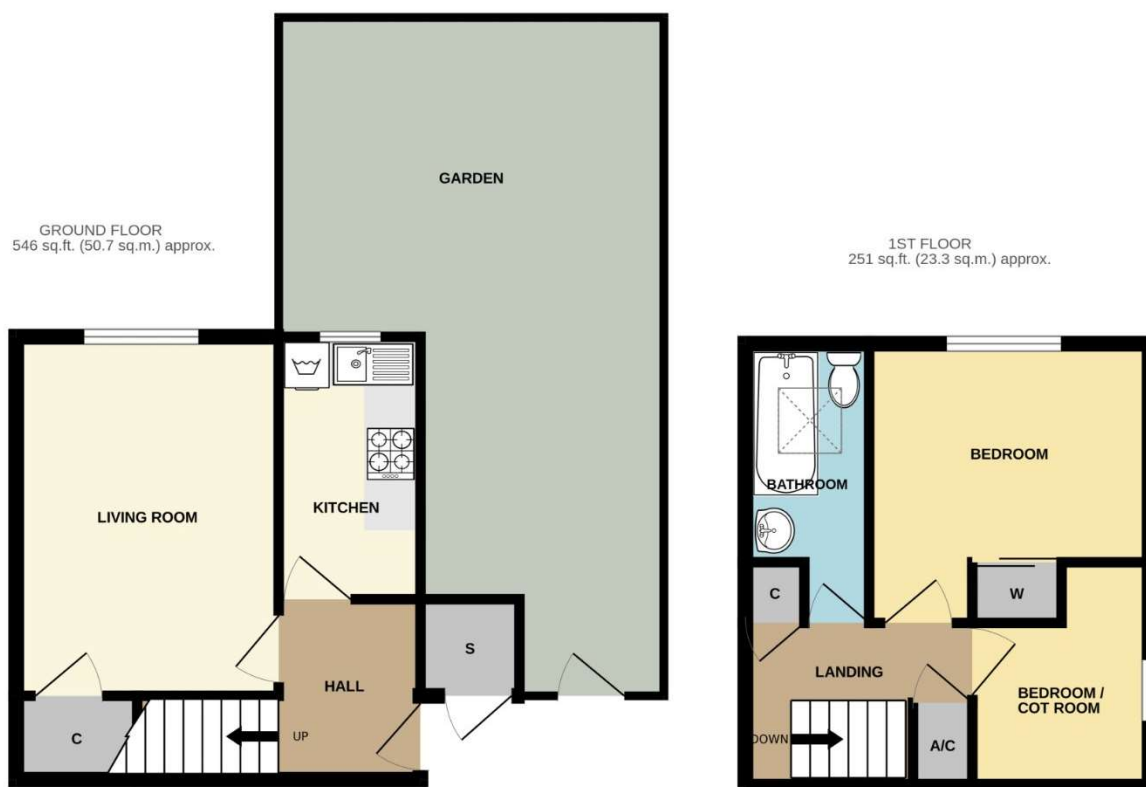


**Asking Price: £245,000**

**28 Kingston Avenue, North Shoebury, Shoeburyness, Essex, SS3 8TS**



**Tucked away at the end of a cul-de-sac, this 2-bedroom end of terrace home offers views from Bedroom Two overlooking farmland. The property boasts ample parking and a fenced garden area. The fitted kitchen includes a washing machine and granite working surfaces, while the first-floor bathroom features a skylight window for natural light. Conveniently located close to shopping facilities and bus routes, this home is perfect for a first-time purchase! Viewing is essential!**



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

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 located within a cul-de-sac position with easy access to shopping facilities & bus routes*
- *External storage cupboard for added convenience*
- *Fitted Kitchen with granite worktops and washing machine (to remain)*
- *Living Room with access to a storage cupboard*
- *Modern three-piece family bathroom with feature skylight window*
- *Main Bedroom with fitted mirror-fronted wardrobes*
- *Bedroom Two with beautiful farmland views & recessed wardrobe area*
- *Recently installed uPVC double glazing & Gas central heating*
- *Ample parking spaces & a private fenced garden area with gated access via the front entrance area*
- *(STPC) Huge potential to extend the garden by incorporating one of the parking spaces & adding doors from the Living Room for direct access*
- *Viewing advised*





**Entrance via:** Canopied covered porch way with gated access to the Garden. Door to brick built external storage area housing utility meters.

Hardwood multi pane glazed door provides access to;

**Hallway:** 6'2" x 5'4" (1.88m x 1.63m) Stairs rising to first floor accommodation. Doors to Living Room and Kitchen. Radiator. Coving to textured ceiling.

**Kitchen:** 9'9" x 5'2" (2.97m x 1.57m) uPVC double glazed window to front aspect. The Kitchen is fitted with a range of eye and base level units with feature granite working surfaces over inset with one-and-a-quarter stainless steel sink unit with mixer tap over. Under counter 'Hotpoint' washing machine (to remain). Built in 'Bosch' fan assisted oven with four ring gas hob over with concealed extractor canopy over. Space for upright fridge/freezer. Wall mounted 'Baxi-400' boiler. Attractive splashback tiling. Laminate wood effect flooring. Coving to textured ceiling.

**Living Room:** 13'5" x 9'10" (4.1m x 3m) uPVC double glazed window to front aspect. Radiator. Door to under stair storage cupboard. Coving to textured ceiling.

#### **The first floor accommodation comprises**

**Landing:** Door to airing cupboard with linen shelving. Further door to recessed cupboard inset with shelving. Coving to textured ceiling and access to loft space. Doors to Bedrooms and Bathroom.

**Bedroom One:** 10'6" (3.2) x 8'2" (2.5) (excl door recess) uPVC double glazed window to front aspect. Radiator. Pair of mirror fronted recessed slide'a'robe wardrobe. Coving to textured ceiling.

**Bedroom Two / Cot Room:** 6'11" x 5'11" (2.1m x 1.8m) uPVC double glazed window to side aspect affording open farmland views. Radiator. Recessed wardrobe space. Coving to textured ceiling.

**Bathroom:** 10'3" x 4'7" (max) (3.12m x 1.4m (max)) Textured ceiling inset with double glazed velux style skylight. The white three piece suite comprises panelled enclosed bath with mixer tap, pedestal wash hand basin with mixer tap and dual flush low level WC. Radiator. Tiling to all visible walls with attractive tiled inlay. Extractor fan.

**To the Outside of the Property:** The rear Garden is accessed externally by a gated access to a fenced Garden seating area. Fencing to all boundaries. Lawned area.

Agent Note; There is potential to extend the garden by incorporating one of the parking spaces (directly to the front - outside the living room window) and adding doors from the Living Room, creating direct access. (Agents Note; Any interested applicant should consult their solicitor to confirm feasibility and whether planning consent would be required for this proposal)

**Parking:** The property benefits three car parking spaces.

**Council Tax Band B**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**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. 3/17/2025