

Est. 1998

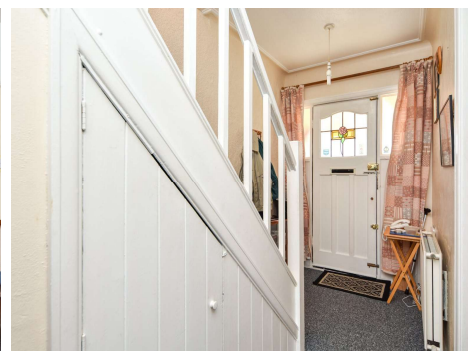
# HUNT ROCHE

*The Estate Agent*



**Guide Price: £425,000 - £430,000**

**16 Stroma Gardens, Shoeburyness, Essex, SS3 9JW**



Offered with No Onward Chain, this charming THREE-bedroom semi-detached family home is situated in a highly sought-after road within the desirable Thorpedene area. The property features TWO reception rooms and benefits from a generous rear Garden. To the front, there is a driveway offering Off-Road Parking, with additional space to the side presenting potential for extending the home (STPP). This is an excellent opportunity to secure a character-filled home with great potential for further enhancement.



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken by any agent, contractor 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.

- *Oozing charm and character, this THREE BEDROOM family home is offered with No Onward Chain*
- *Two spacious Reception Rooms*
- *uPVC double glazing throughout*
- *Huge potential to update and modernise*
- *Scope to extend (STPP)*
- *Vast rear garden with ample outdoor space*
- *Off-road parking for added convenience*
- *Located in a desirable and sought-after road within the Thorpedene area*
- *Close proximity to local primary and senior schools, transport links, shopping facilities, and the beachfront*





**Entrance via:** Pair of glazed doors to Entrance Porch. Original style panelled door inset with leaded obscure inserts, with matching side panels, opening into;

**Reception Hallway:** Stairs rising to first floor accommodation with spindle balustrade and storage cupboard under. Original panelled doors to Living Room, Dining Room and Kitchen. Radiator. Cornice to papered ceiling.

**Living Room:** 14'11" (4.55) (into bay) x 11'8" (3.56) uPVC double glazed bay window to front aspect. Picture rail. Radiator. Freestanding gas fireplace inset to hearth.

**Dining Room:** 12'6" (3.8) (max) x 11'6" (3.5) (max) uPVC double glazed window to rear aspect overlooking the rear Garden. Picture rail. Radiator. Papered ceiling.

**Kitchen:** 12'1" x 7'5" (3.68m x 2.26m) uPVC double glazed window to side aspect. uPVC double glazed door providing covered sideways access to the front of the home and the rear Garden. The Kitchen is fitted with a range of eye and base level units with rolled working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Freestanding oven (to remain). Wall mounted 'Glo-worm' fuel saver boiler. Under counter recess for appliances. Original panelled door to shelved 'Pantry' (2'6 x 2'9) with uPVC obscure double glazed window to side aspect. Tiled splashbacks. Picture rail. Tiled flooring. Radiator. Tiled ceiling.

### **The First Floor Accommodation comprises**

**Landing:** Obscure uPVC double glazed window to side aspect. Original style panelled doors to all first floor rooms. Picture rail. Papered ceiling with access to loft space.

**Bedroom One:** uPVC double glazed bay window to front aspect. Radiator. Built in wardrobe/cupboard to alcove recess. Tiled ceiling.

**Bedroom Two:** uPVC double glazed window to rear aspect. Picture rail. Radiator. Built in floor to ceiling cupboard/wardrobe. Tiled ceiling.

**Bedroom Three:** 8'1" x 7'7" (2.46m x 2.3m) Attractive 'oriel' style uPVC double glazed window to front aspect. Picture rail. Radiator. Papered ceiling.

**Bathroom:** 7'3" x 6'10" (2.2m x 2.08m) Obscure uPVC double glazed window to side aspect. The bathroom is fitted with a panelled enclosed bath with mixer tap and shower attachment, mid level flush wc and pedestal wash hand basin. Picture rail. Radiator. Door to airing cupboard with linen shelving. Partly tiled walls. Radiator.

**To the Outside of the Property:** Approached via the Kitchen is a covered sideway area with gated access to the rear Garden and further access to the front of the home. Wooden door to;

**Outside WC** Obscure glazed window to rear aspect. High level flush wc.

Being a real feature of the home, the vast Garden is approached via sideway access from the Kitchen and commences with pave patio seating area with the remainder being mainly laid to lawn. Two sheds to the patio seating area. Further shed to the rear of the Garden together with a Greenhouse. Fencing to boundaries.

#### **Frontage:**

Hardstanding area providing off road parking and lawned area.

There is a hardstanding area located to the side of the home (approx. measurement 25'3 x 9'8) which offers potential for possible future extensions to the home (subject to necessary planning consents).

**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. 3/31/2025