

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Trafalgar Road, Shoeburyness, SS3 9EJ



Guide Price:
£325,000 - £350,000

A well presented deceptively spacious three double bedroom semi detached family with modern kitchen/diner, ground floor cloakroom/utility, large four piece family bathroom and good size south facing rear garden. Within walking distance to all amenities. Viewing highly advised. Our Ref: 18822.

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Entrance door into entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with three under stairs storage cupboards.

LOUNGE 13' 1" x 11' 9" (3.99m x 3.58m)

Three double glazed windows to front aspect. Fireplace with decorative surround. Radiator.



KITCHEN/DINER 17' 2" x 11' 11" (5.23m x 3.63m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. A modern fitted kitchen comprising white gloss base and eye level inset stainless steel sink drainer unit. Freestanding cooker with stainless steel extractor hood. Tiled splash back. Tiled flooring. Space for dining table and chairs. Radiator. Door through to cloakroom/utility.



GROUND FLOOR CLOAKROOM/UTILITY

Double glazed window to side aspect. A two piece suite comprising wall mounted wash hand basin and low level wc. Space and plumbing for washing machine. Radiator. Tiled flooring.



SPACIOUS FIRST FLOOR LANDING

Double glazed window to front aspect. Stairs to second floor accommodation.



BEDROOM ONE 11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed window to rear aspect. Radiator.



BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to front aspect. Radiator.



BATHROOM 8' 10" x 7' 1" (2.69m x 2.16m)

Obscure double glazed window to rear aspect. A four piece suite comprising tiled panelled bath, shower enclosure with glass door, pedestal wash hand basin and low level wc. Part tiled walls. Heated towel rail.



SECOND FLOOR

Leading straight into bedroom three.

BEDROOM THREE 17' 2" x 10' 11" (5.23m x 3.33m)
(with some restrictive head height).

Velux window to rear aspect. Eaves storage cupboards. Radiator.

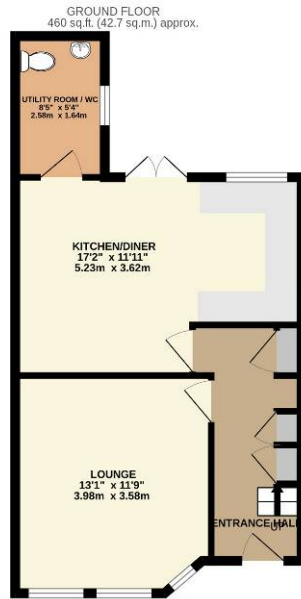


EXTERIOR.

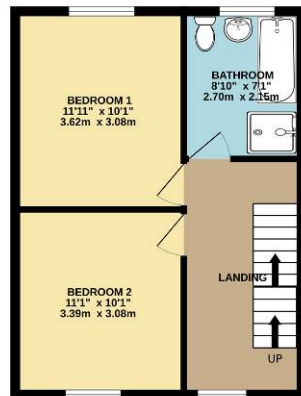
The **SOUTH FACING REAR GARDEN** measures approximately 60ft (18.29m) commencing onto hardstanding with space for table and chairs. Laid to lawn. Pathway leading to rear. Shed to remain. Side gate providing access to front.



The **FRONT** has a tiled pathway leading to entrance door. Small hardstanding area with space for potted plants.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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