

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

Mallards, Shoeburyness

Asking Price £294,000



3 bed terraced house with off street parking. Easy access to Asda. Good sized lounge, fitted kitchen/breakfast room. En-suite, WC downstairs. Two double bedrooms and modern bathroom upstairs. Lawned garden with patio, shed with power/lighting. Side gate for parking. No onward chain. Council Tax band: C

Tenure: Freehold

- Good sized family home
- Three bedrooms
- Bedroom Three with en-suite WC
- Lounge 16'3 x 12'3
- Kitchen/diner 12'2 x 8'9
- Modern family bathroom
- Off street parking
- Lawned garden with shed to rear with power and lighting

### Entrance

UPVC glazed entrance door with double glazed windows to side, tiled floor, leading to the porch and further glazed door leading to

### Lounge

16' 3" x 12' 3" (4.95m x 3.73m)

Double glazed window to front, smooth plastered ceiling with down lighters, coving, stairs to first floor, dado rail, one double radiator, understairs recess and built in cupboard

### Kitchen/diner

12' 2" x 8' 9" (3.71m x 2.67m)

Double glazed window to rear, stainless steel sink unit with mixer taps inset to worktop, range of base and eye level units, New World built in 4 ring gas hob with extractor fan above and oven below, one double radiator, recess for fridge/freezer, coving to textured ceiling, plumbing for the washing machine, double glazed door to rear.

### Bedroom 3

Double glazed window to rear, one double radiator, smooth plastered ceiling with loft hatch, cupboard housing the boiler for hot water and gas central heating ( not tested ) and door to

### Cloakroom

Comprises of a low flush WC, wash hand basin with mixer taps and tiled splashbacks, heated towel rail, smooth plastered ceiling with extractor fan

### First floor landing

Textured ceiling with loft hatch, dado rail

### Bedroom 1

10' 3" x 9' 4" (3.12m x 2.84m)

Double glazed windows to front, fitted wardrobes to one wall, textured ceiling , one radiator , further storage cupboard





### **Bedroom 2**

10' 2" x 8' 1" (3.10m x 2.46m)

Double glazed window to rear, one double radiator, textured ceiling

### **Bathroom**

Family bathroom comprises of a modern white suite with panelled bath with electric shower over, low flush WC, wash hand basin, smooth plastered ceiling with extractor fan, wall mounted heated towel rail

### **Garden**

Paved patio leading to a lawned rear garden with side gate access, external tap and power socket and to the rear is a shed with window to front, power and lighting.

### **OFF ROAD**

1 Parking Space

We are advised by the vendor that there is off street parking for one car





## Dedman Gray

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