

**DEDMAN
GRAY**

www.dedmangray.co.uk

Chesterman Road, Shoeburyness

Freehold £375,000



Impressive 2-bed terraced house with spacious layout and modern features. Generous lounge/diner, well-designed kitchen, downstairs WC. Luxurious bedrooms, en-suite bathroom. South-facing garden with patio and decked seating area. 2 allocated parking spaces. Walking distance to beach and train station.

Council Tax band: C

- Popular Garrison estate
- Spacious Lounge/Diner
- Downstairs WC
- Two luxurious bedrooms
- En Suite to master bedroom
- South facing rear garden
- Two allocated parking spaces
- Walking distance to Shoebury east beach
- Within walking distance from Shoeburyness train station

Entrance Hall

11' 8" x 3' 9" (3.56m x 1.14m)

Entrance door into hallway comprising coved cornice to smooth ceiling with fitted spotlights, carpeted stairs leading to first floor landing, radiator, laminate flooring, doors to:

Kitchen

11' 8" x 6' 5" (3.56m x 1.96m)

Range of wall and base level units with laminate work surfaces above incorporating inset stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hobs and extractor fan above, space for washing machine, space for fridge freezer, double glazed window to front with fitted blinds, coved cornice to smooth ceiling with fitted spotlights, radiator, tiled flooring.

Lounge/Diner

20' 8" x 13' 9" (6.30m x 4.19m)

Double glazed window to rear, double glazed French doors to rear, coved cornicing to smooth ceiling with pendant lighting, radiator, laminate flooring.

Downstairs WC

Two piece suite comprising wash hand basin with mixer tap, low level w/c, smooth ceiling with fitted spotlights, tiled flooring.

First Floor Landing

9' 5" x 7' 3" (2.87m x 2.21m)

Coved cornicing to smooth ceiling with fitted spotlights, storage cupboard, radiator, carpeted flooring, doors to:

Bathroom

Three piece suite comprising panelled bath with mixer tap and handheld shower attachment, wash hand basin set into vanity unit with mixed tap, low level w/c, coved cornicing, smooth ceiling with pendant lighting, tiled walls, laminate flooring.

Bedroom 1

12' 8" x 11' 9" (3.86m x 3.58m)

Two double glazed window to rear with fitted blinds, coved cornicing to smooth ceiling with pendant lighting, fitted wardrobe storage, radiator, laminate flooring, door to:

En Suite

Three piece suite comprising shower cubicle, wash hand basin set into vanity unit with mixer tap, low level w/c, coved cornicing to smooth ceiling with fitted spotlights, laminate flooring.

Bedroom 2

Two double glazed window to front, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.





REAR GARDEN

Slab patio leading to large decked seating area, low maintenance garden.

FRONT GARDEN

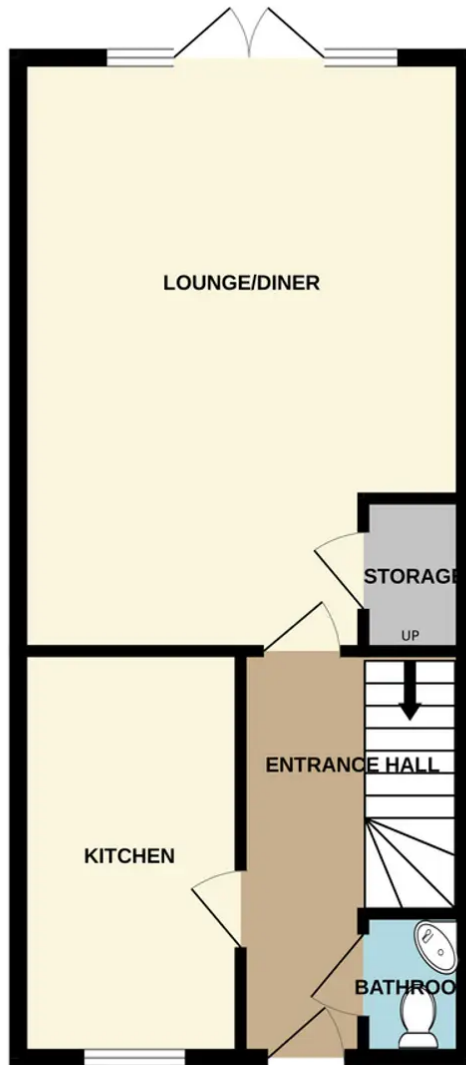
Artificial remainder laid to lawn, pebble stones to one side, slab paved patio leading to front door.

ALLOCATED PARKING

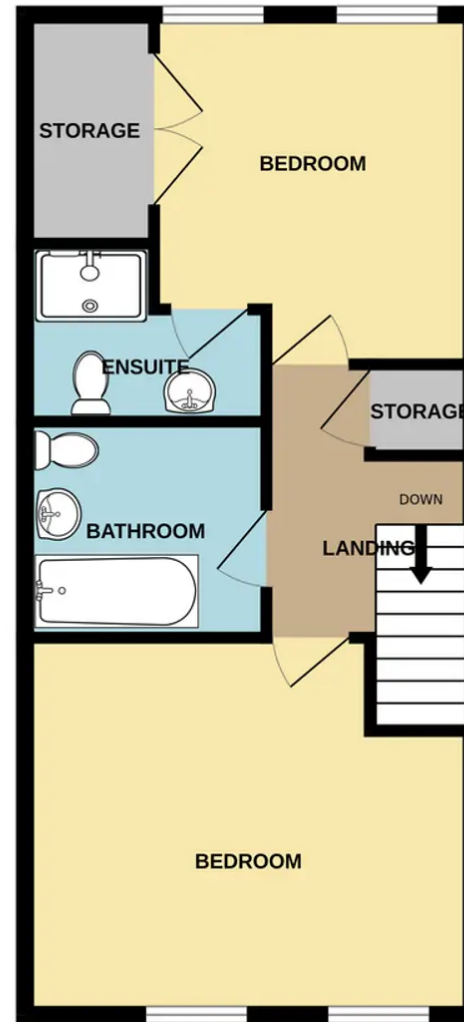
2 Parking Spaces

Two allocated parking spaces.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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