

**DEDMAN
GRAY**

www.dedmangray.co.uk

47 Caversham Avenue, Shoeburyness

£215,000



Ideal starter home! Spacious mid-terraced property with fitted kitchen, lounge, 3-piece bathroom suite, and 1 bedroom. Offers off-street parking and a lawned front garden. Great option for couples or individuals. Don't miss out on this perfect first purchase opportunity!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- One bedroom starter home
- Fitted Kitchen
- Lounge
- Three piece bathroom suite
- Ideal first purchase
- Off street parking

Obscure double glazed entrance door leading to:

Porch

Wooden flooring, coving to textured ceiling, door to:

Lounge

13' 10" x 9' 8" (4.22m x 2.95m)

Double glazed bay window to front, wooden flooring, one double radiator, coving to textured ceiling, stairs to first floor.

Kitchen

10' 3" x 5' 3" (3.12m x 1.60m)

A range of base and eye level units with built in gas hob with extractor fan above and oven below, recess for fridge, plumbing for washing machine, stainless steel sink unit with mixer taps, textured ceiling and understairs recess.

First Floor Landing

Coving to textured ceiling, loft hatch.

Bedroom

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to front, one radiator, coving to textured ceiling, built in cupboard.

Bathroom

7' 2" x 5' 2" (2.18m x 1.57m)

Obscure double glazed window to front, panelled bath with mixer taps, low flush WC, wash hand basin, textured ceiling.





FRONT GARDEN

Lawned front garden with gate to front.

ALLOCATED PARKING

1 Parking Space

Off street parking in allocated car park.



Dedman Gray

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