

**DEDMAN  
GRAY**

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

**28 Eagle Way, Shoeburyness**

Southend-On-Sea

**£235,000**





Fantastic opportunity to put your own stamp on a 3-bedroom terraced house. In need of refurbishment, it offers great potential for customisation. Close to schools and Asda Superstore. Garden awaits a green-fingered enthusiast. 15-min walk to train station. Nearby amenities and schools.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- In need of refurbishment
- End terraced family home
- 3 bedrooms
- Two reception rooms
- Ground floor cloakroom
- 15' Kitchen
- Family bathroom
- Close to local schools and Asda superstore
- Easy access to Shoebury train station



### Entrance Hall

Hardwood entrance door, stairs to first floor, textured ceiling.

### Cloakroom

Low flush WC, textured ceiling, wash hand basin with tiled splashbacks.

### Dining Room

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to rear, one radiator, textured ceiling, leading to:

### Lounge

15' 9" x 10' 3" (4.80m x 3.12m)

Double glazed window to rear and front, cupboard, textured ceiling.

### Kitchen

15' 8" x 7' 5" (4.78m x 2.26m)

Double glazed window to rear and door leading to the garden, base and eye level units, stainless steel sink unit with mixer taps, textured ceiling, recess for cooker, plumbing for washing machine, recess for fridge/freezer.

### First Floor Landing

Obscure double glazed window to front, textured ceiling, door to:

### Walk in Cupboard

6' 8" x 3' 3" (2.03m x 0.99m)

Double glazed window to front, wall mounted boiler for hot water and gas central heating (not tested), textured ceiling.

### Bedroom 1

12' 7" x 10' 2" (3.84m x 3.10m)

Double glazed window to rear, textured ceiling, radiator.

### Bedroom 2

12' 7" x 9' 5" (3.84m x 2.87m)

Double glazed window to rear, radiator, textured ceiling.

### Bedroom 3

9' 3" x 7' 6" (2.82m x 2.29m)







#### **REAR GARDEN**

Laid to lawn. The garden is in need of tidying up.

#### **OFF ROAD**

1 Parking Space

There is communal parking for the residents









## Dedman Gray

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