



**DEDMAN
GRAY**

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7 Ulster Avenue, Shoeburyness

£425,000



Spacious 3-bed semi-detached house close to the beach and amenities. Versatile living spaces, 2 bathrooms, fitted kitchen, double garage. Blank canvas for customisation. Tranquil garden, off-street parking. Ideal for investors or homeowners.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3 Bedroom semi detached house
- 24' Lounge/diner with further reception room
- Two bathrooms
- Fitted kitchen
- Double length garage
- Close to the beach and amenities
- No onward chain
- In need of some modernisation

Entrance

UPVC glazed entrance door with double glazed obscure side light leading to :

Entrance Hall

11' 1" x 7' 9" (3.38m x 2.36m)

Stairs leading to the first floor, one radiator, understairs cupboard, thermostat control switch, wooden flooring.

Kitchen

10' 6" x 9' 9" (3.20m x 2.97m)

Double glazed window to rear and door to side, range of base and eye level units, stainless steel sink unit with mixer taps, plumbing for washing machine, coving to textured ceiling.

Lounge

24' 7" x 11' 8" (7.49m x 3.56m)

Double glazed bay window to front, wooden flooring, coving to smooth plastered ceiling, feature fireplace and open plan to:

Reception Room

12' 2" x 8' 2" (3.71m x 2.49m)

Double glazed window to side, one radiator and double glazed door and window to rear leading to the garden.

Ground Floor Shower Room

Obscure double glazed window to rear, low flush WC, wash hand basin, shower cubicle, textured ceiling and extractor fan.

First Floor Landing

Obscure double glazed window to side, one radiator, loft hatch.

Bedroom 1

12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed bay window to front, one radiator, , fitted wardrobe, coving.

Bedroom 2

13' 3" x 10' 1" (4.04m x 3.07m)

Double glazed window to rear, one radiator.





REAR GARDEN

Lawned rear garden with flower and shrub borders and access to the rear of the garage.

OFF STREET

2 Parking Spaces

Hardstanding area for off street parking to front and access to the double length garage.





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