

**DEDMAN  
GRAY**

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19 Mountbatten Drive, Shoeburyness

In Excess of £325,000



Charming 2-bed end of terrace house in sought-after location. Features spacious living room, snug room, fitted kitchen, family bathroom, off-street parking for 3 cars, generous garden with outbuilding. Ideal for comfort and convenience. Enjoy outdoor space with patio and decked garden. Additional outbuilding for various uses. Ample parking space. A must-see property!

Council Tax band: C

Tenure: Freehold

- Extended End terraced house
- Two double bedrooms
- L-shaped lounge
- Snug Room
- Fitted Kitchen
- Three piece family bathroom
- Off street parking for 3 cars
- Good sized garden with outbuilding
- Close to Asda superstore

#### **Entrance**

uPVC glazed entrance door to:

#### **Porch**

UPVC glazed window to side, tiled floor, built in cupboard housing gas and electric meters and further glazed door to:

#### **L-Shaped Lounge**

19' 5" x 14' 8" (5.92m x 4.47m)

Narrowing to 75. Double glazed window to front, tiled floor, two radiators, coving to textured ceiling, built in cupboard housing a wall mounted boiler for hot water and gas central heating and open plan to:

### Snug Room

13' 5" x 10' 2" (4.09m x 3.10m)

Double glazed window to rear and doors leading out onto the garden, tiled floor, smooth plastered ceiling with down lighters, double glazed sky light.

### Kitchen

9' 6" x 6' 6" (2.90m x 1.98m)

Glazed window to side, stainless sink unit with mixer taps inset to worktop, range of base and eye level units, 4 ring gas hob with extractor fan above, recess for fridge/freezer, plumbing for a washing machine, tiled floor, smooth plastered ceiling with downlighters.

### First Floor Landing

Built in cupboard, loft hatch.

### Bedroom 1

18' 9" x 7' 6" (5.72m x 2.29m)

Narrowing to 6'5. Double glazed window to rear, smooth plastered ceiling, one radiator.

### Bedroom 2

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed window to front, one radiator, built in double wardrobe.

### Bathroom

Obscure double glazed window to rear, panelled bath with shower attachment over, low flush WC, wash hand basin, one radiator, tiled floor, textured ceiling.





### **REAR GARDEN**

Raised paved patio leading to a lawned garden with decking to rear and access to: Outbuilding 11'3 x 7'2. Double glazed window to front and door, power and lighting. Currently used as a therapy room.

### **OFF STREET**

3 Parking Spaces

Hardstanding area for off street parking for 2 cars and there is a further hardstanding parking to the rear





## Dedman Gray

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