

**DEDMAN
GRAY**

www.dedmangray.co.uk

47 Caversham Avenue, Shoeburyness

£220,000



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
- Recently refurbished
- Fitted Kitchen
- Lounge
- Three piece bathroom suite
- Ideal first purchase
- Off street parking
- No onward chain

Obscure double glazed entrance door leading to:

Porch

Lounge

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

Window to front, new carpets, one radiator, understairs storage storage cupboard and stairs to first floor.

Kitchen

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

Range of base and eye level units with concealed lighting, stainless steel sink unit with mixer taps inset to worktop, built in gas hob with extractor over and oven below, recess for kitchen appliances.

First Floor Landing

Bedroom

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

Window to front, one radiator, new carpets, 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, one radiator





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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