

## Weaverdale, Shoeburyness SS3 8XL



Guide Price:  
£180,000 - £190,000

A one bedroom semi detached house IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS with well maintained communal gardens and own garage. Situated close to all local amenities. Within walking distance to Shoeburyness and Thorpe Bay railway stations and approximately 30 minute walk to East Beach.

Viewing advised. EPC Rating: TBC. Our Ref: 17187.



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Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via uPVC entrance door to entrance porch.

#### ENTRANCE PORCH

Door to entrance hall.

#### ENTRANCE HALL

Door open plan lounge area.

#### LOUNGE 14' 10" x 10' 4" (4.52m x 3.15m)

Double glazed bay window overlooking communal lawn. Wood effect flooring. Electric storage radiator. Open plan to kitchen area.

#### KITCHEN 11' 6" x 6' 4" (3.51m x 1.93m)

Double glazed window overlooking communal lawn. A range of base and eye level units incorporating granite effect roll top work surface with stainless steel sink drainer unit. Integrated electric oven. Four ring electric hob with extractor chimney above. Space and plumbing for appliances. Tiled splash backs. Under stairs storage cupboard. Tiled effect flooring.

#### FIRST FLOOR LANDING

#### BATHROOM

Obscure double glazed window to side aspect. A modern fitted suite comprising panelled bath with chrome mixer tap and shower attachment, high gloss vanity unit with inset was hand basin and low level wc. Chrome heated towel radiator. Tiled walls. Tiled flooring.

#### BEDROOM 12' 1" x 10' (3.68m x 3.05m)

Double glazed window overlooking communal lawn. Electric storage radiator. Fitted mirror fronted sliding wardrobes to one wall.



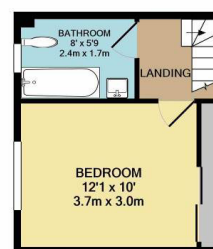
#### EXTERIOR.

The property is approached via a private pathway. Communal lawn. Car park providing private parking. **GARAGE** with up and over door.

**NB. In accordance with the Estate Agency Act 1979, Section 21, we confirm that this property is owned by one of the Employees of Williams & Donovan.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 234 SQ.FT.  
(21.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.