

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £385,000**

51 Caulfield Road, Shoeburyness, Essex, SS3 9LD



**An exceptionally well presented extended and reconfigured THREE BEDROOM semi detached home which benefits from a beautiful glass roof conservatory, modern fitted kitchen and matching utility room, ground floor cloakroom/W.C and a stunning mature and well-loved rear garden.**

**Located within walking distance to Shoeburyness High School and close to amenities and transport links an internal viewing is highly recommended.**



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Entrance via:**

Composite double glazed door with obscure glazed inserts through to

**Entrance Hallway:**

uPVC double glazed window to side elevations. Stairs rising to first floor accommodation with spindle balustrade and half height storage cupboard. Double banked radiator. French pine wooden flooring. Coving to smooth plastered ceiling. Door providing access to Kitchen, Living Room and door leading through to;

**Ground Floor Cloakroom/W.C:**

Obscure blocked glazed window to rear aspect. Fitted with a two piece suite comprising close coupled W.C and wash hand basin with storage cupboard beneath. Travertine tiled flooring. Smooth plastered ceiling with recessed downlights.

**L-Shaped Kitchen:****12'3" x 11'1" (3.73m x 3.38m)**

uPVC double glazed window to front aspect. The Kitchen is fitted with a comprehensive range of eye and base level units with solid wood working surfaces over in set with single drainer sink unit with mixer tap over. Built in oven with four ring gas hob over, glass splashback with wall mounted stainless steel extractor canopy over. Recess and plumbing for dishwasher. Space for under unit fridge. Double banked radiator. Tiled flooring. Coving to smooth plastered ceiling.

**Utility Room:****7' x 5' (2.13m x 1.52m)**

uPVC double glazed door to side providing access to the rear garden. Wall mounted cabinets with rolled edge working surfaces over in set with stainless steel single drainer sink unit with mixer tap over. Plumbing for washing machine and further appliance space. Wall mounted boiler serving domestic hot water and central heating system. Double banked radiator. Tiled flooring. Coving to smooth plastered ceiling with downlights.

**Open Plan Living Room:****15'9" x 10'9" (4.8m x 3.28m)**

Bespoke feature handmade Limestone fireplace with surround and open flue. 1930's style designer radiators. Coving to smooth plastered ceiling with downlights. Opening leading through to;

**Conservatory:****15'10" x 10' (4.83m x 3.05m)**

uPVC double glazed windows to rear aspect with French doors providing access to the rear garden. 1930's style designer radiators. Coving to smooth plastered ceiling with downlights. Opening leading through to;. Wall light points. Clear glass roof.

**The First Floor Accommodation Comprises****Landing:**

Panelled doors off to first floor rooms. Coving to smooth plastered ceiling with access to loft space.

**Bedroom One:****12'4" x 11'2" (3.76m x 3.4m)**

uPVC double glazed window to front aspect. 1930's style designer radiators. Built-in floor to ceiling double walk-in wardrobes. Coving to smooth plastered ceiling.

**Bedroom Two:****12'5" x 10'11" (3.78m x 3.33m)**

uPVC double glazed window to rear aspect with views across the garden. 1930's style designer radiators. Coving to smooth plastered ceiling.

**Bedroom Three:****6'1" x 6' (1.85m x 1.83m)**

uPVC double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling.

**Family Bathroom:**

Obscure uPVC double glazed window to rear aspect. The modern three piece suite comprises 'P' shaped bath with independent shower above, low level flush W.C and wash hand basin set in vanity unit. Ladder style heated towel rail/radiator. Travertine tiling to walls. Travertine tiled flooring. Smooth plastered ceiling with downlights.

**To The Outside of the Property:**

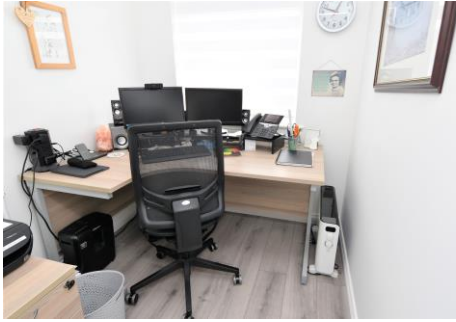
The rear garden is accessed via the Conservatory and commences with a large patio/seating area. Gated side access. Outside water tap. The remainder of the garden is laid to lawn with beautiful mature flowers and shrubs to borders. To the rear of the garden there is a large timber built storage shed/workshop with power and light connected. The garden measures approximately 75ft in length.

The front of the property is laid to hardstanding providing off road parking for two vehicles.

**Council Tax:  
Band C**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(56-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**THE PROPERTY MISDESCRIPTIONS ACT 1991** 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. 10/5/2023