

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £285,000**

**16 The Drakes, Shoeburyness, Essex, SS3 9NZ**



**A beautifully presented two-bedroom end-of-terrace home, ideally located in a pleasant cul-de-sac. The property benefits from a parking space to the front of the property together with a further parking space allocated to the rear. There is a stylish open-plan Living area and a modern fitted kitchen, seamlessly divided by a spacious breakfast bar — perfect for both everyday living and entertaining.**

**Situated within close proximity to Asda shopping facilities, bus routes, and local parkland, this home offers a wonderful balance of convenience and comfort. VIEWING ADVISED!!**



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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- *Beautifully presented TWO DOUBLE BEDROOM home*
- *Attractive open plan Kitchen, Diner & Living Room*
- *Ideally located in a pleasant cul-de-sac*
- *Off-road parking space to the front with additional allocated parking space to the rear*
- *Stylish open-plan living area*
- *Modern fitted kitchen with spacious breakfast bar*
- *Ideal for everyday living and entertaining*
- *Close proximity to Asda Shopping facilities and bus routes*





**Entrance via:** Canopied entrance porch provides access to an attractive composite door inset with obscure leaded double glazed inserts, through to;

**Open plan Living / Kitchen:** Overall measurement 24'7" (7.5) x 12'2" (3.7) A beautiful light and airy dual aspect Kitchen/Diner & Living space.



**Kitchen / Dining area:** 13'5" x 12'2" (4.1m x 3.7m) uPVC double glazed window to front aspect. Radiator. Stairs rising to first floor accommodation with half height door to under-stair storage space. The Kitchen is fitted with a comprehensive range of eye and base level units with wood effect working surfaces over extending to provide a sizeable Breakfast Bar seating area. The worktop is inset with a stainless steel single drainer sink unit with mixer tap over. Built in electric electric oven with four ring gas hob over with stainless steel wall mounted extractor canopy above. Attractive 'London brick style' splashback tiling. Integrated undercounter fridge and freezer. Undercounter recess for washing machine. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting.





**Living Room area: 13'10" x 11'9" (4.22m x 3.58m)** Pair of uPVC double glazed french doors with matching side panels inset with fan light openers opening to the decked patio seating area of the rear Garden. Radiator. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting.

**Landing:** Panelled doors to Bedrooms and Bathroom. Textured ceiling with access to loft space via pull down ladder.

**Front Bedroom: 12'2" x 9'4" (3.7m x 2.84m)** uPVC double glazed window to front aspect. Radiator. Smooth plastered ceiling.

**Rear Bedroom: 12'2" x 8'3" (3.7m x 2.51m)** uPVC leaded double glazed window to rear aspect. Radiator. Textured ceiling.

**Bathroom: 6'8" x 5'7" (2.03m x 1.7m)** The white three piece suite comprises panelled enclosed bath with fitted shower screen with mixer tap and shower attachment, vanity wash hand basin with mixer tap over and storage cupboard under and dual flush wc. Partly tiled walls. Tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting and ceiling mounted extractor fan.



**To the Outside of the Property:** The pretty rear Garden is approached via the Living Room and commences with a decked patio seating area leading to a lawned central area. Pathway running the length of the garden providing sideways access to the communal parking area. To the rear of the garden there is a timber framed shed (to remain). Fencing to all boundaries. Outside water tap and external power socket.

**Frontage:** Block paved frontage providing off road parking for one vehicle.

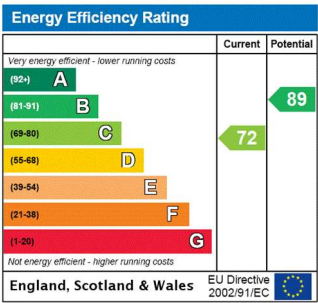
#### **Further Parking:**

Located under the arch to the neighbouring property there is access to an additional allocated parking space.



Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION



**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. 7/15/2025