

HUNT ROCHE

The Estate Agent



Asking Price: OIEO £299,995

2 Goya Rise, Shoeburyness, Essex, SS3 9TE



**No Onward Chain | Recently redecorated with new carpets/floor coverings |
Two-bedroom home | Situated in a cul-de-sac position |
The home features a rear Kitchen/Diner opening to a private garden, separate Living Room, modern Bathroom and Garage in a block. Ideally located close to rail links to London Fenchurch Street, schools, and Shoebury's award-winning beaches.
Viewing 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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- **No Onward Chain**
- **Recently redecorated with new carpets and floor coverings throughout**
- **Two double bedroom semi-detached home**
- **Cul-de-sac location**
- **Spacious Living Room**
- **Kitchen / Diner to rear opening onto private garden**
- **Modern first floor Bathroom suite**
- **uPVC double glazing and gas central heating**
- **Garage located in nearby block**
- **Close to shopping facilities and sought-after schools**
- **Excellent transport links, including mainline rail access to London Fenchurch Street**
- **Within easy reach of Shoebury's award-winning beaches**



Entrance via: uPVC door inset with double glazed obscure inserts, providing access to;

Entrance Porch: 5'5" x 3'2" (1.65m x 0.97m) Obscure uPVC double glazed window to the front aspect. Newly laid laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting. Part obscure glazed panelled door leading to;

Living Room: 14'7" x 13'11" (4.45m x 4.24m) uPVC double glazed window to the front aspect. Radiator. Staircase rising to first floor accommodation with spindle balustrade, incorporating a useful understairs storage cupboard and additional recessed storage space. Newly laid laminate wood effect flooring. Coving to a smooth plastered ceiling inset with recessed lighting. Open arched access leading to;

Kitchen/Diner: 13'11" x 11'3" (4.24m x 3.43m) uPVC double glazed window to the rear aspect with a pair of uPVC double glazed French doors providing access to the rear garden. The Kitchen is fitted with a range of eye and base level units with rolled edge work surfaces, inset with a stainless steel single drainer sink unit and mixer tap. Built-in 'Lamona' electric oven with four ring gas hob and wall-mounted extractor hood over. Complementary splashback tiling. Under counter recess for washing machine and additional open fronted storage area. Wall-mounted cupboard housing utility meters. Contemporary upright column radiator. Tiled flooring. Coving to a smooth plastered ceiling inset with recessed lighting.

The First Floor Accommodation Comprises

Landing: Approached via a newly carpeted staircase. Panelled door to storage cupboard with fitted shelving. Panelled doors leading to all first floor rooms. Thermostat control. Smooth plastered ceiling with access to loft space. *The seller has advised Hunt Roche that the loft is boarded and houses the boiler.*

Bedroom One: 12'7" x 10'8" (3.84m x 3.25m) uPVC double glazed window to the front aspect. Radiator. Pair of doors opening to a good-sized recessed wardrobe. Newly laid carpet. Coving to a smooth plastered ceiling.

Bedroom Two: 13'3" x 8'3" (max) (4.04m x 2.51m (max)) Almost full width uPVC double glazed window to the rear aspect. Radiator. Newly laid carpet. Coving to a smooth plastered ceiling.

Bathroom: 7'3" x 5'4" (2.2m x 1.63m) Obscure uPVC double glazed window to the rear aspect. The Bathroom is fitted with a white three-piece suite comprising pedestal wash hand basin, low level dual flush WC, and panelled enclosed bath with mixer tap and wall-mounted 'Triton' shower with fitted glazed shower screen. Partly tiled walls with additional tiling to all visible walls and inset mirror. Ladder style heated towel rail. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.

To The Outside of the Property

Rear Garden: 37' x 20'5" (11.28m x 6.22m) The rear garden commences with a hardstanding patio area, ideal for outdoor seating and entertaining. The remainder is laid to a central area, recently seeded and ready to establish for the warmer months ahead with flower bed borders. The garden is enclosed by brick boundary walls to two aspects, with the remainder being timber fenced. To the rear, there is a timber-framed shed (to remain). Additional benefits include gated access to the front and an outside water tap.

Garage in block; Accessed via up and over door.

** Please note that the garage requires some maintenance work- which has been reflected in the asking price of the home.*

Council Tax Band C:

PRELIMINARY DETAILS - AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. 4/6/2026