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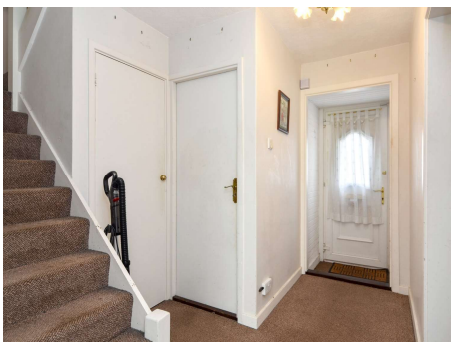
HUNT ROCHE

The Estate Agent

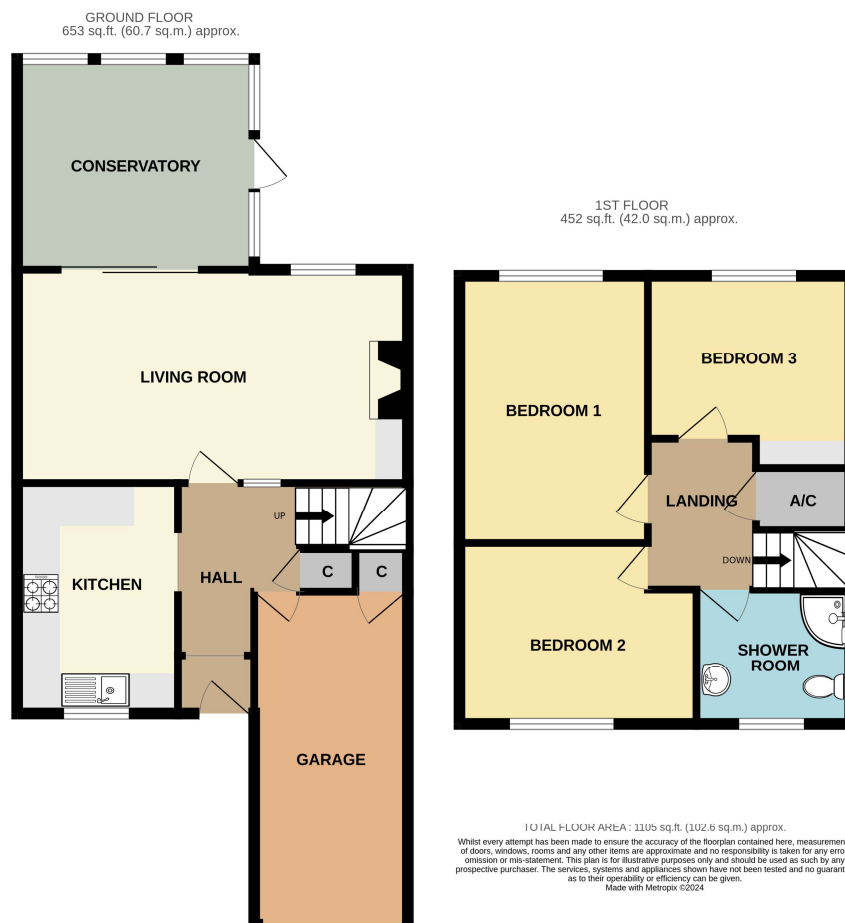


Guide Price: £305,000 - £315,000

12 Gunners Road, Shoeburyness, Essex, SS3 9SD



This THREE BEDROOM house offers significant potential, featuring a semi-integral garage and ample off-road parking at the front. It also boasts views from the rear of the property towards the Thames Estuary/East Beach. Although the property requires updating throughout, this has been factored into the competitive guide price of £305,000 - £315,000. Additionally, the property is offered with No Onward Chain, making it an appealing opportunity for buyers looking for a home to 'make their own'.



- *Deceptively spacious THREE DOUBLE BEDROOM family home*
- *General updating required throughout offering huge potential*
- *Ample off road Parking and Garage*
- *Far reaching distance views from the two rear Bedrooms towards East Beach and Thames Estuary*
- *Spacious Kitchen / Breakfast Room*
- *Full width Living Room / Diner to the rear of the home with access to a Conservatory*
- *Spacious three piece Shower Room*
- *uPVC double glazed*
- *Offered with No Onward Chain*
- *Ideally located close to Mainline C2C Railway Station offering direct access to London Fenchurch Street in around 1 hour*
- *Close to shopping facilities and local Primary and Senior Schools*



Entrance via: uPVC door inset with obscure double glazed insert leading to;

Lobby: Wood panelled ceiling, step up to;

Reception Hallway: 10'2" (3.1) (max) x 12'1" (3.68) (incl staircase)

Turned staircase to first floor accommodation. Open access to Kitchen. Panelled door to Living Room with obscure glazed 'borrowed light' panel to side. Door to Cloaks cupboard with hanging space and shelving. Courtesy door to Garage. Papered ceiling.

Kitchen / Breakfast Room: 10'2" x 8'2" (3.1m x 2.5m)

uPVC double glazed window to front aspect. The Kitchen is fitted with a comprehensive range of eye and base level units to three aspects ample rolled edge working surfaces over inset with single drainer sink unit with over tap over. Freestanding 'Rangemaster' oven with four ring gas hob (to remain) with concealed extractor over. Various wall mounted glass fronted display cabinets. Under unit lighting. Under counter space for appliances. Tiling to work surface areas. Tiled flooring. Textured ceiling inset with recessed lighting.

Living Room / Diner: 20'10" (max) x 10'10" (6.35m (max) x 3.3m)

uPVC double glazed window to rear aspect. 'Yorkstone' style fireplace surround with mantle over extending to shelving plinth inset with recess niche with freestanding fire. Wall light points. Coved ceiling inset with ceiling tiles. Sliding double glazed door leads to;

Conservatory: 12'1" x 10'8" (3.68m x 3.25m)

uPVC double glazed windows to three aspects inset with obscure glazed door to side providing access to the Garden. Tiled flooring. Polycarbonate roof line.

The First Floor Accommodation comprises

Landing: Doors to all first floor rooms. Door to airing cupboard housing water tank and linen shelving. Textured ceiling with access to loft space.

Bedroom One: 14'1" x 9'7" (4.3m x 2.92m)

uPVC double glazed window to rear aspect offering far reaching views towards the Thames Estuary/East Beach. Wood panelled ceiling.

Bedroom Two: 12'6" (3.8) (reducing to 9'7" (2.92)) x 9'11" (3.02) (max)

uPVC double glazed window to front aspect. Wood panelled ceiling.

Bedroom Three: 10'11" x 8'3" (3.33m x 2.51m)

uPVC double glazed window to rear aspect offering distant views towards the Thames Estuary/East Beach. Recess niche area inset with desk area and storage cupboards over. Tiled ceiling.

Family Bathroom: 7'11" x 6'7" (2.41m x 2m)

Obscure uPVC double glazed window to front aspect. The spacious Bathroom offers a three piece white suite comprises independent shower enclosure inset with wall mounted 'Triton' shower with handheld and further 'drencher' shower head over, vanity wash hand basin with mixer tap over and storage cupboards under and low level flush wc. Tiling to all visible walls. Tiled flooring. Wood panelled ceiling.

To the Outside of the Property:

The rear garden is accessed through the conservatory and begins with a crazy-paved area, followed by a step leading to the rest of the garden, which is also paved in a similar style. The garden is bordered by established shrubs and plants. Timber framed shed to the rear (to remain). Fencing to boundaries.

Frontage: The front of the property is a good size and offers ample block paved area to accommodate off road parking. Direct access to;

Garage: 17'6" x 8'1" (5.33m x 2.46m)

Up and over door to front. Courtesy door to Reception Hallway. Further door to the rear of the Garage to good size 'full height' storage cupboard (measuring 6'1 x 2'6). Power and lighting. Utility meters.

*****Agents Note;** Please be advised that the property does not have Gas Central Heating - the only heating source currently at the property is via the fireplace in the Living Room.

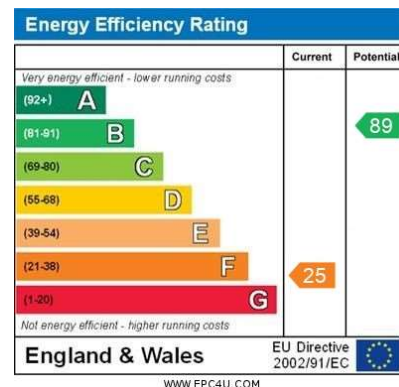
Tenure – Leasehold

939 years remaining - Ground Rent £20 per annum

Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION





Tenure – Leasehold
939 years remaining
Ground Rent £20 per annum

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. 4/3/2025