

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £500,000**

166 Church Road, Shoeburyness, Essex, SS3 9HA



**Offered with NO ONWARD CHAIN is this TWO BEDROOM semi-detached bungalow within the sought after South Shoebury position. Offering a generous SOUTH facing rear Garden and ample Parking with access to a Garage via electric remote doors. The Bungalow offers a good size Living/Dining Room with access to a fitted Kitchen and a Garden Room extension to the rear. There is a modern fitted Shower Room completing the accommodation.**



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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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- Semi Bungalow with South-Facing Garden & Conservatory within a short stroll to Shoebury Common Beachfront
- Spacious South Facing Living/Dining Room
- Kitchen/Breakfast Room Well-equipped with Bosch gas hob, Hotpoint double oven, larder cupboard, and space for appliances.
- Conservatory/ Garden Room with almost full width sliding patio doors overlooking the garden
- Two good size Double Bedrooms
- Modern Shower Room:
- South-Backing Garden: Landscaped & unoverlooked, extensive patio areas, mature shrubs, timber shed, outside tap.
- Garage & Driveway: Electric roller door, light & power, rear access door, block-paved driveway for additional parking.



**Entrance via:** uPVC double glazed door to

**Entrance Porch:** 14'11" x 2'3" (4.55m x 0.69m) Almost full width double glazed windows to front aspect. Hardwood panelled door inset with obscure glazed inserts provides access to;

**Entrance Hall:** Doors to Bedrooms, Living Room and Bathroom. Radiator. Storage cupboard housing 'Ideal' gas fired central heating boiler. Access to part boarded loft space via Aluminium framed ladder with light. Coving to papered ceiling.

**Living Room/Dining Room:** 25'2" (7.67) (max) x 12'8" (3.86) (reducing to 8'10" (2.7)) A bright and spacious South facing room enjoys a dual aspect with double glazed window to side. Windows and French door leading to the Conservatory. Three radiators. Feature fireplace. Coving to smooth plastered ceiling. Attractive glazed door to leading to:

**Kitchen/Breakfast Room:** 11' (3.35) x 10'5" (3.18) (increasing to 15'10" (4.83)) Double glazed window overlooking the rear garden. The Kitchen is fitted with a range of eye and base level units with cream coloured rolled edge working surfaces over inset stainless steel single drainer sink unit with mixer tap over. Under counter recess for washing machine. Four ring 'Bosch' stainless steel gas hob with extractor hood above. Oven housing inset with 'Hotpoint' double oven. Larder cupboard to one side. Wall mounted storage cabinets. Space for breakfast table. Space for fridge/freezer. Radiator. Obscure uPVC double glazed door to rear leading to the garage access and sideways access to garden. Coving to smooth plastered ceiling inset with recessed lighting.

**Garden Room / Conservatory:** 17'7" x 7'3" (5.36m x 2.2m) Lean to style conservatory with full width double glazed sliding patio doors framing lovely views across the rear garden. Tiled floor. Light and power. Tiled ceiling.

**Bedroom One:** 11'7" x 10'7" (3.53m x 3.23m) uPVC double glazed window to front aspect. Radiator. Freestanding wardrobe cupboards (to remain). Coving to smooth plastered ceiling.

**Bedroom Two: 11'6" x 9'8" (3.5m x 2.95m)** uPVC double glazed window to front. Radiator. Range of built in wardrobes with overhead storage cupboards. Coving to smooth plastered ceiling.

**Shower Room/WC:** Obscure double glazed window to side aspect. The Bathroom is fitted with a modern three piece suite comprising double shower cubicle, vanity unit with wash basin and mixer tap with cupboards below and low level dual flush WC. Chrome heated towel rail. Coving to smooth plastered ceiling inset with recessed lighting.

**Garden:**

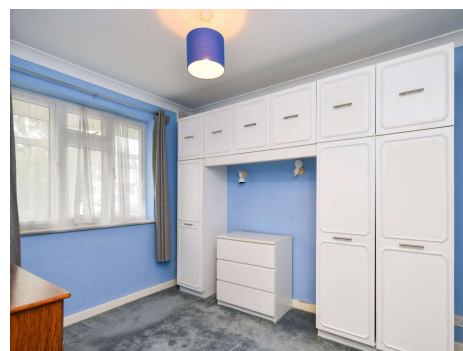
The property benefits from a good size and unoverlooked South backing rear garden which has been landscaped with easy maintenance in mind with extensive patio areas, planted beds and borders with maturing shrubs. Timber garden shed. Cold water tap.

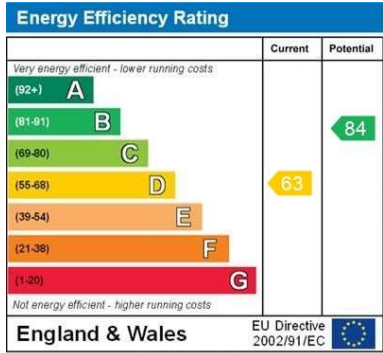
**Garage / Frontage:**

Garage with electric roller door. Light and power. Double glazed door to rear. Approached via blockwork driveway providing further parking.

**Council Tax Band D**

**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. 4/4/2025