

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £325,000**

**Chestnut Cottages, 256 Waking Road, Shoeburyness/Great Waking Borders, Essex, SS3**



Locally known as the 'Pink Cottages' this TWO bedroom home is brimming with character and charm. Nestled on a beautifully maintained, tree-lined road, the property offers picturesque, far-reaching views of open fields to the rear. The ground floor features a Living Room, a separate kitchen with a walk-in pantry, and a ground floor WC. The kitchen opens into a bright conservatory, leading to a generously sized rear garden. Ideally situated, the cottage is just 0.9 miles from Shoeburyness Mainline Station and Award winning East Beach. Additional benefits include gas central heating and double glazing. Allocated off road Parking and further visitor spaces.



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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- A delightful home which blends character and charm throughout
- TWO BEDROOMS
- Fitted Kitchen with feature 'walk in pantry'
- Ground Floor Guest WC & uPVC double glazed Conservatory
- Generous size rear Garden backing fields
- Stunning open field views from the rear of the property
- Located within a pretty tree-lined road in a lovely area being within 0.9 miles to Shoeburyness Mainline Station and Award winning Shoebury East Beach
- Gas central heating and double glazed
- Allocated Parking space

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





**Entrance via:** Canopied porch leading to an Original hardwood panelled door inset with obscure glazed insert leading to;

**Reception Lobby:** Stairs rising to first floor accommodation. Wall mounted cabinet housing utility meters. Radiator. Smooth plastered ceiling. Panelled door to;

**Living Room:** 13' (3.96) (max) x 12'8" (3.86) (max)

uPVC 'Georgian' style double glazed window to front aspect. Radiator. Built in bookshelf / storage. Traditional style column radiator. Feature original fireplace with wrought iron fireplace inset with tiled inlay, tiled hearth and mantle surround. Smooth plastered ceiling. Stripped panelled door to;

**Kitchen:** 12'11" x 8'1" (3.94m x 2.46m)

Pair of uPVC double glazed windows to rear overlooking Conservatory. The Kitchen is fitted with a range of eye and base level units with square edge wood effect working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Under counter recess for washing machine. Under counter 'Beko' fridge and slimline dishwasher to remain. Impressive stainless steel range style oven with five ring gas hob over with wall mounted stainless steel extractor canopy over. Radiator. Panelled door inset with leaded coloured glazed insert though to spacious 'pantry style' cupboard. Tiled flooring. Panelled door to Ground Floor Cloakroom/WC. Coving to smooth plastered ceiling inset with recessed lighting. Further panelled door to Ground Floor Cloakroom/WC. Part glazed door provides access to;

**Conservatory / Garden Room:** 11'7" x 11'8" (3.53m x 3.56m)

Pair of uPVC double glazed french doors opening to the rear garden with matching panel to the side. Further uPVC double glazed windows to side aspect. Feature exposed brick wall to one aspect. Radiator. Polycarbonate pitched roofline.

**Ground Floor Guest Cloakroom/WC:** 4'7" x 2'6" (1.4m x 0.76m)

Obscure uPVC double glazed window to rear aspect. The two piece white suite comprises dual flush wc and corner suspended wash hand basin with mixer tap over. Radiator. Tiling to all visible walls. Tiled flooring. Smooth plastered ceiling.

**The First Floor Accommodation comprises**

**Landing:** 5'6" x 2'7" (1.68m x 0.79m)

Textured ceiling. Doors to Bedrooms and Shower Room.

**Main Bedroom:** 12'1" (3.68) (max) x 11'3" (3.43) (to front of wardrobes)

uPVC 'Georgian' style double glazed window to front aspect. Door to over-stairs storage cupboard. The Bedroom is fitted with a range of six door wardrobes/cupboards to one aspect. Radiator. Textured ceiling.

**Bedroom Two: 10'5" x 8'4" (3.18m x 2.54m)**

uPVC 'Georgian' style double glazed window to rear affording views over the rear Garden and to the fields beyond. Door to recessed storage cupboard. Cupboard housing wall mounted 'i-mini' boiler. Radiator. Textured ceiling.

**Shower Room: 5'3" x 4'11" (1.6m x 1.5m)**

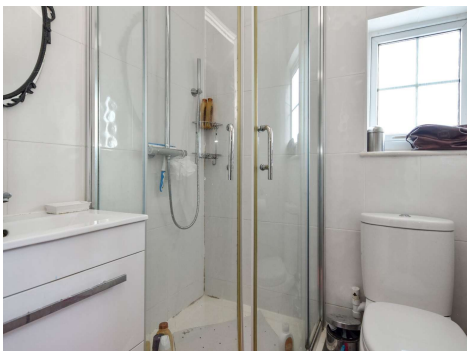
Obscure uPVC double glazed window to rear aspect. The three piece white suite comprises a shower enclosure with integrated shower unit, dual flush wc and vanity wash hand basin with mixer tap over sand storage under. Tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

**To the Outside of the Property:**

The generous size rear Garden is approached the Conservatory and commences with hardstanding patio seating area. The garden has been mainly laid to lawn with an array of established shrubs. To the rear of the garden there is a shed. Fencing to all boundaries.

**Frontage / Parking:**

Allocated parking space with further visitor parking bays.

**Council Tax Band C: Rochford District Council****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. 3/1/2025