

Est. 1895

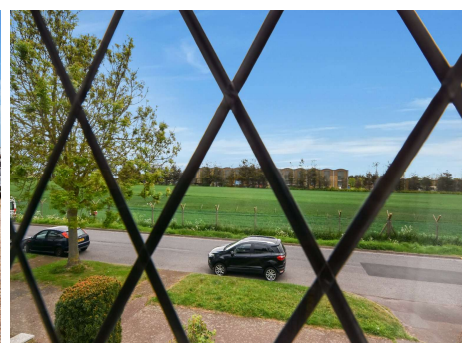
HUNT ROCHE

The Estate Agent

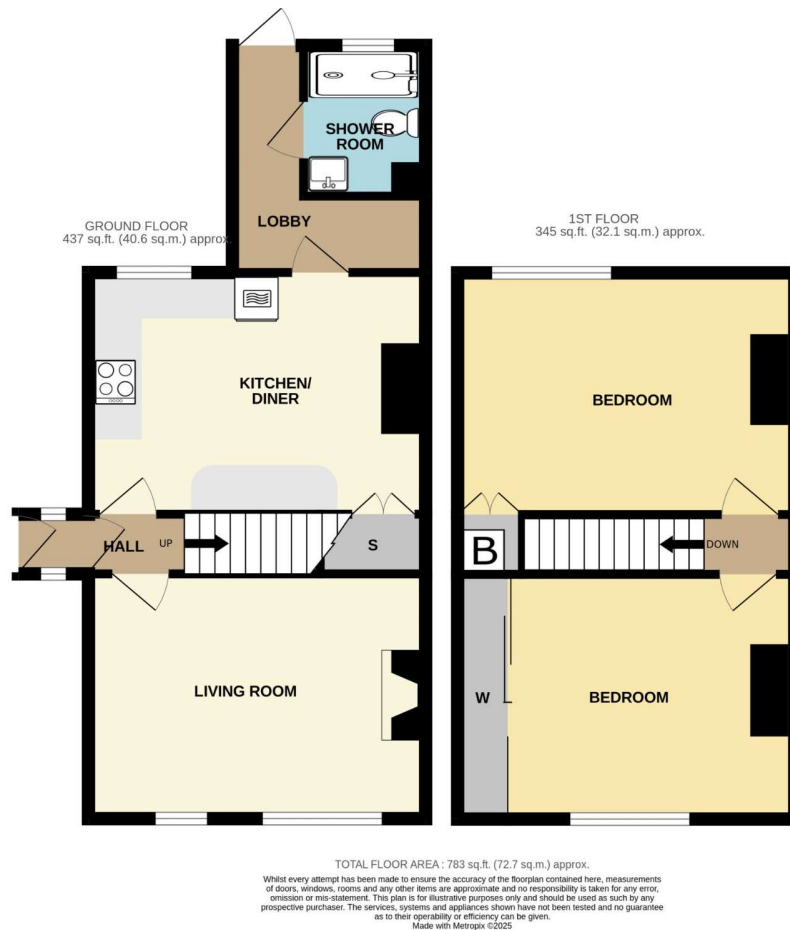


Guide Price: £325,000 - £335,000

Cherrytree Cottage, 141 Waking Road, Shoeburyness, Essex, SS3 9TN



Built in 1899, Cherry Tree Cottage is a slightly larger than the neighbouring properties and offers two generous double bedrooms and offers ample period features and oozes character throughout. Set in a desirable location within easy reach of the station and beach, the home boasts a beautiful recently fitted Kitchen/Diner and a stylish ground floor shower room. Externally there is a tranquil compact, low maintenance Courtyard Garden area, with a detached garage and off-street parking, and a 60ft west-facing garden plot offering excellent potential for further landscaping or outbuildings.



Overview: Occupying a prime position, this delightful 2-bedroom semi-detached cottage offers a charming retreat ideal for those seeking comfort matched with convenience. The property has open aspect views from the front of the property and comprises TWO generous Double Bedrooms, a Living Room to the front with an original style cast iron 'open flue' fireplace, a newly fitted Kitchen/Diner and a convenient Utility area. Boasting modern amenities there is also a recently installed Ground Floor Shower Room, together with a combi boiler installed during 2023. Within easy access to Shoburyness Railway Station and award winning East Beach. Further enhancing its appeal, the cottage has been freshly painted with a 15-year guarantee masonry paint.

Step outside and be greeted by a low-maintenance compact Courtyard Garden area with a rear gate leading to an additional garden accessed over a shared driveway with access exclusively drive for residents of the same row, This section of garden measures approximately 60', alongside a detached garage and further off-street. With an unoverlooked courtyard attached to the back of the cottage, this property presents a unique opportunity for a peaceful lifestyle coupled with space for outdoor enjoyment.



Entrance Porch: Entrance via part glazed hardwood door with further glazed windows to both aspects. Leaded uPVC door provides access to;

Hallway: Laminate wood effect flooring. Stairs rising to first floor accommodation. (Agent Note: Due to the cottage-style character of this property, the staircase features steeper steps than standard). Leaded glazed wooden doors provide access to Living Room and Kitchen. Smooth plastered ceiling.

Living Room: 14'11" x 10'10" (4.55m x 3.3m) Pair of leaded uPVC double glazed windows to front aspect affording views towards MOD land. Original style wrought iron 'open flue' fireplace with matching hearth and mantle over. Radiator. Wall light points. Coving to smooth plastered ceiling.

Recently installed Kitchen/Diner: 14'11" x 10'8" (4.55m x 3.25m) uPVC double glazed window to rear and further part obscure double glazed window to side aspect. The recently installed Kitchen is fitted with a beautiful range of eye and base level units with slow closing drawers and pan drawers. Feature marble worksurfaces inset with single bowl sink unit with designer style mixer tap over and grooved drainer. The range of 'Neff' appliances include under counter integrated dishwasher, built in eye level double oven/microwave with split level four ring induction hob. Attractive splashback tiling. Light coloured laminate wood effect flooring. To one aspect there is a good size feature island/Breakfast bar seating area with further marble worktop with storage cabinetry under. Pair of doors to under stairs storage cupboard which has been shelved. Smooth plastered ceiling inset with recessed lighting. Part glazed leaded door to;

Utility / Lobby area: uPVC obscure double glazed door to rear Courtyard Garden area. Radiator. Range of eye level wall mounted cabinets. Quarry style tiled flooring. Recessed area suitable for washing machine with plumbing with shelving over. Coving to smooth plastered ceiling. Panelled door to;

Ground Floor Shower Room: 6'8" (max) x 5'5" (2.03m (max) x 1.65m) High level obscure double glazed window to rear aspect. The recently refitted Shower Room comprises a triple width shower enclosure with integrated shower unit with hand held attachment and rainfall shower head over and fitted shower screen, dual flush wc and vanity wash hand basin with mixer tap over and storage cupboard under. Tiling to all visible walls with attractive border tile inlay. Attractive 'sparkle' tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling.

The First Floor Accommodation comprises

Lobby: Panelled doors to Bedrooms. Smooth plastered ceiling with access to loft space. (Agents note - subject to necessary planning consent the loft area would be suitable for conversion).

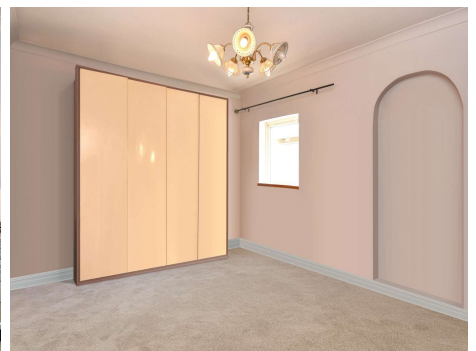
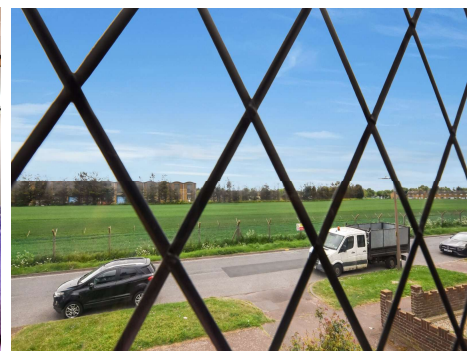
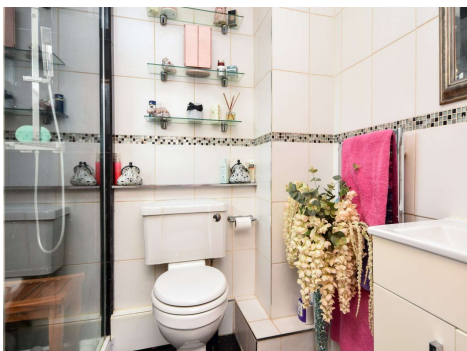
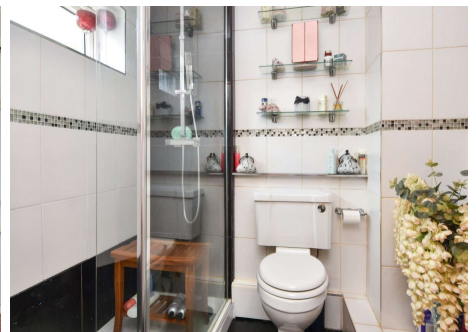
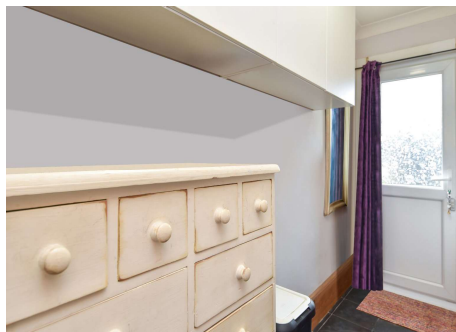
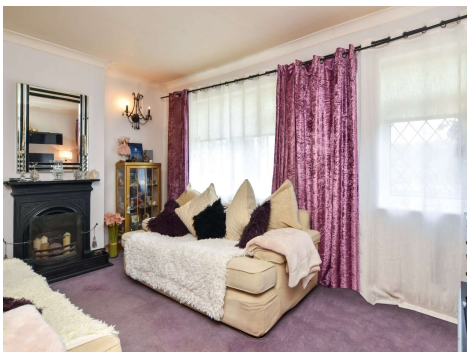
Front Bedroom: 14'11" x 11'11" (4.55m x 3.63m) Leaded uPVC double glazed window to front with open aspect views overlooking the MOD land. Radiator. Fitted to one aspect there is a mirror fronted 'slide'a'robe' with hanging storage and hanging space. Coving to smooth plastered ceiling.

Rear Bedroom: 14'11" x 11' (4.55m x 3.35m) uPVC double glazed window to rear aspect. Door to 'Airing Cupboard' housing wall mounted combination boiler (installed 2023). Radiator. Freestanding wardrobes (to remain). Coving to lightly textured ceiling.

To the Outside of the Property: The Courtyard Garden area is approached via the Utility/Lobby area and is a low maintenance space with established shrubs and paved patio seating area.

Gated rear access allowing access to the vehicular access (for all of the cottages) with hardstanding parking for one vehicle, together with DETACHED GARAGE with up and over door to front.

Separate Rear Garden Area: Being approximately 60 ft in length (unmeasured) which backs a westerly aspect with fencing to boundaries.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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. 5/9/2025