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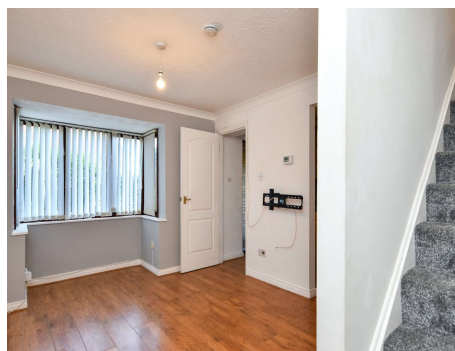
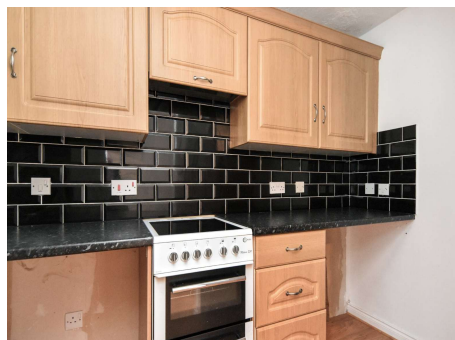
HUNT ROCHE

The Estate Agent

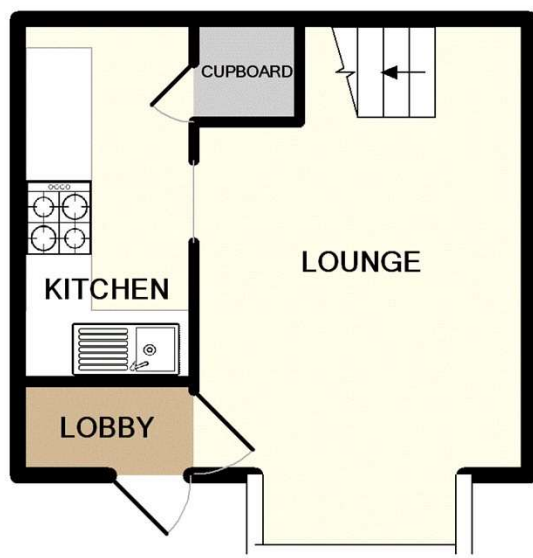


Asking Price: £220,000

18, Churchfields, North Shoebury, Essex, SS3 8TT



Situated in the highly sought-after North Shoebury area, this well-presented FREEHOLD ONE BEDROOM house is offered with NO ONWARD CHAIN and ready for immediate occupation. The property features a spacious double bedroom with fitted wardrobes, a three-piece bathroom suite, and a Living Room semi open-plan to a fitted Kitchen. Additional highlights include an entrance hallway, ALLOCATED PARKING, a private FRONT GARDEN area, and convenient access to local shops and bus routes. An ideal purchase for first-time buyers or downsizers.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OVERVIEW:

Don't Miss This Opportunity! Located in the highly sought-after North Shoebury area, this well-presented FREEHOLD one-bedroom house is offered with NO ONWARD CHAIN and is ready for immediate occupation. The property boasts a bright and spacious double bedroom with fitted wardrobes, a three-piece bathroom suite, an attractive Living Room leading to a fitted kitchen.

Additional features include an entrance, allocated parking, and a private front garden. Conveniently positioned close to local shops, cafés, bus routes, and public transport links, this home offers excellent access to everyday amenities.

- One-bedroom freehold house
- Situated in the popular North Shoebury area
- Perfect for first-time buyers, downsizers, or investors
- Spacious living room with access to a fitted kitchen
- Double bedroom with fitted mirror wardrobes
- Contemporary white three-piece bathroom suite
- Private front garden area
- Allocated parking included
- Close to shops, cafés, and local amenities
- Excellent public transport connections
- Offered with no onward chain — move-in ready!

Entrance via:

Canopied Entrance Porch leads to multi pane obscure glazed hardwood entrance door to;

Entrance Lobby:

Laminate wood effect flooring. 'Borrowed light' servery through to Kitchen. Coving to textured ceiling. Panelled door to:

Living Room: 16'2" (max) x 9'10" (4.93m (max) x 3m)

Square double glazed window to front aspect. Laminate wood effect flooring. Radiator. Stairs rising to first floor accommodation. Coving to textured ceiling. Open access to:

Kitchen: 10'4" x 5'3" (3.15m x 1.6m)

The Kitchen is fitted with a range of eye and base level units, complemented by rolled-edge work surfaces and an inset with a stainless steel single drainer sink sleek with attractive black 'London brick' style tiled splashbacks. Freestanding 'Flavel' oven with four ring electric hob over with concealed extractor canopy above. Undercounter recess and plumbing for washing machine. Laminate wood-effect flooring. Additional features include understairs storage, a 'borrowed light' recess to the entrance hallway area. Coving to textured ceiling.

The First Floor Accommodation comprises**Landing:**

Panelled doors to Bathroom and Bedroom. Coving to ceiling with access to loft space.

Bedroom: 11'4" x 10' (3.45m x 3.05m)

The double bedroom features a double-glazed window to the front aspect. Radiator. Built-in mirror-fronted 'slide'a'robe' wardrobe offering hanging space and shelving. A panelled door to the airing cupboard housing the boiler. Coving to textured ceiling.

Bathroom: 7'3" x 5'2" (2.2m x 1.57m)

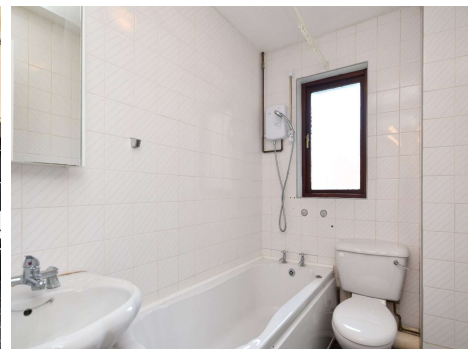
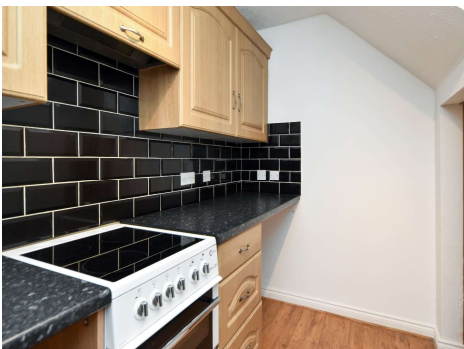
Obscure double glazed window to front aspect. The Bathroom is fitted with a white three-piece suite, including a panel-enclosed bath with 'Mira' electric shower over, low-level WC and pedestal wash hand basin. Fully tiled to all visible walls. Coving to textured ceiling.

Exterior:

Paved front garden being secluded with hedging to front boundary and fencing to side.

Along the pathway leading to the entrance, there is gated access to brick-built storage shed.

Allocated parking space for one vehicle nearby.

Council Tax Band B**PRELIMINARY DETAILS - AWAITING VERIFICATION**



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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. 7/4/2025