

HUNT ROCHE

The Estate Agent



Asking Price: £265,000

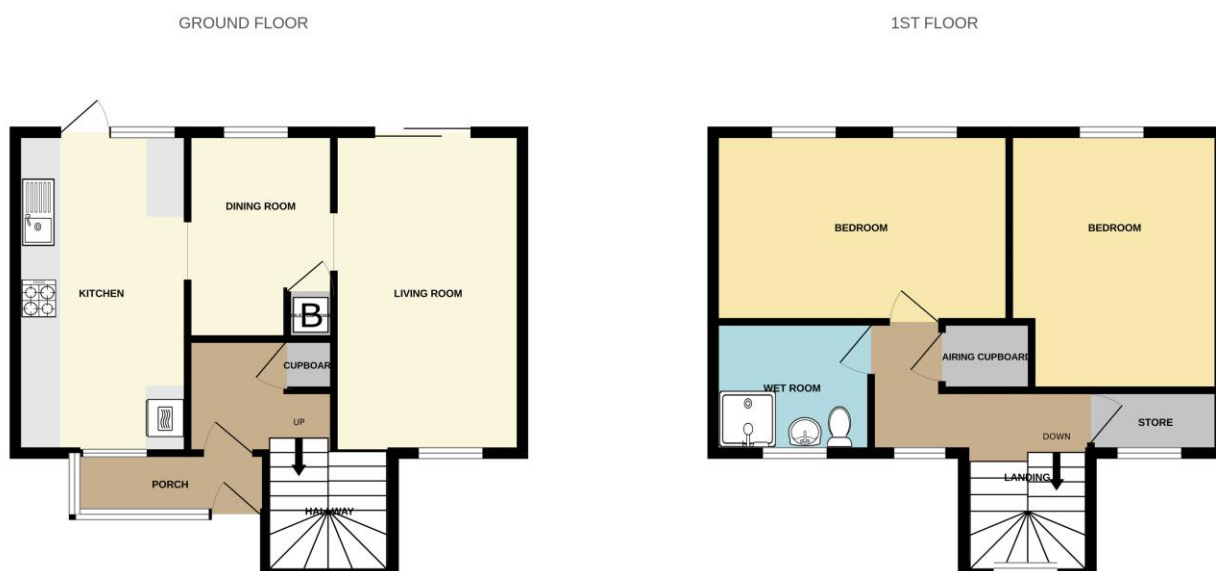
34 Ashanti Close, Shoeburyness, Essex, SS3 9RQ



Offered with No Onward Chain is this TWO DOUBLE BEDROOM freehold home, benefiting from a WEST FACING rear garden. While the property does require updating, it offers great potential and features a spacious Kitchen, a separate Dining area, and a dual-aspect Living Room. The first floor offers generously sized bedrooms, a disability-friendly wet room, and a storeroom. There is potential to create a third bedroom by reconfiguring the existing layout — for example, by dividing bedroom two to form a smaller second bedroom and an additional third bedroom. An ideal opportunity for buyers looking to put their own stamp on a home with plenty of potential.

Please Note;

This property is subject to probate. While a sale can be agreed and the purchase progressed, exchange of contracts and legal completion cannot take place until probate has been granted.



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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- Offered with No Onward Chain is this TWO DOUBLE BEDROOM home with a West-facing rear garden
- In need of updating but offering excellent potential
- Spacious kitchen and separate dining area
- Dual-aspect living room providing plenty of natural light
- Disability-friendly wet room on the first floor
- Additional store room with potential for reconfiguration
- Opportunity to create a third bedroom by dividing bedroom two, subject to the necessary consents
- Ideally located close to schools, local shops, and bus routes
- Perfect for buyers looking to put their own stamp on a home

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

Porch: 9'11" x 2'11" (3.02m x 0.9m) uPVC double glazed windows to front and side aspect. Obscure multi pane panelled door to;

Reception Hallway: Turned staircase rising to first floor accommodation. Door to cloaks cupboard with hanging space and storage space. Textured ceiling. Open access to;



Dining Room: 10'6" (3.2) x (reducing to 8'4" (2.54)) x 6'4" (1.93)

uPVC double glazed window to rear aspect. Radiator. Pair of doors to cupboard housing 'Ideal Mexico' boiler. Open access to Kitchen and Living Room. Textured ceiling.

Kitchen: 15'10" x 7'8" (4.83m x 2.34m) uPVC double glazed window to rear aspect with matching part uPVC double glazed door opening to the rear Garden. The Kitchen is fitted with a comprehensive range of gloss fronted wall and base level cabinets with rolled edge working surfaces inset with one-and-a-quarter stainless steel sink unit with mixer tap over. Undercounter recess for washing machine. Further space for upright fridge/freezer. Tiling to all visible walls. Pair of built in 'Newworld' electric ovens with split level gas four ring hob. Radiator. Laminate wood effect flooring. Obscure 'borrowed light' window to front/porch. Smooth plastered ceiling.



Dual aspect Living Room: 15'10" x 9' (4.83m x 2.74m)

Pair of uPVC double glazed sliding patio doors opening to the west facing rear garden. uPVC double glazed window to front aspect. Radiator. Door to large under stairs storage cupboard (approx 7'5 x 2'10 with restricted head height). Textured ceiling.

The First Floor Comprises

Landing:

Approached via a turned staircase with high level uPVC double glazed window to front aspect. Doors to all rooms. Further uPVC double glazed window to front aspect. Louvered style door to good size airing cupboard with linen shelving. Textured ceiling.

Bedroom One: 14'5" x 9'6" (4.4m x 2.9m) Pair of uPVC double glazed windows to rear aspect. Radiator. Textured ceiling with access to loft space.

Bedroom Two: 13'4" x 9'3" (4.06m x 2.82m) Pair of uPVC double glazed window to rear aspect. Radiator. Textured ceiling.

Wet Room Style Shower Room: Obscure uPVC double glazed window to front aspect. The Bathroom is fitted with a 'wet room' style shower with wall mounted 'Mira' shower and disability shower seat, wash hand basin and flush wc. Tiling to all visible walls with border tile inlay. Ladder style heated towel rail. Textured ceiling.

Store Room: 5'7" x 3'3" (1.7m x 1m) High level uPVC double glazed window to front aspect. Textured ceiling.

This area offers significant potential for reconfiguration, with the option to incorporate part of bedroom two to create an additional third bedroom, if desired.

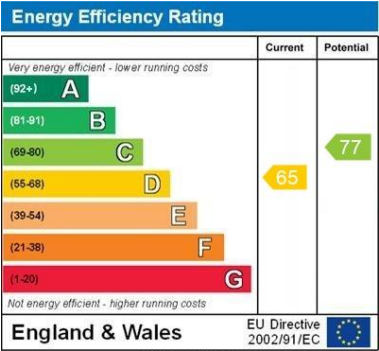
To the Outside of the Property:

The west-facing rear garden is accessed via both the Kitchen and Living Room and features a paved patio seating area. The garden includes established shrubs, a timber-framed shed to the rear, and is enclosed with fencing to all boundaries. An outside water tap is also installed.

Council Tax Band B

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. 7/22/2025