

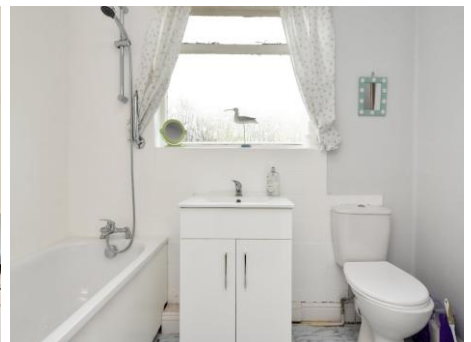
HUNT ROCHE

The Estate Agent



Asking Price: £295,000

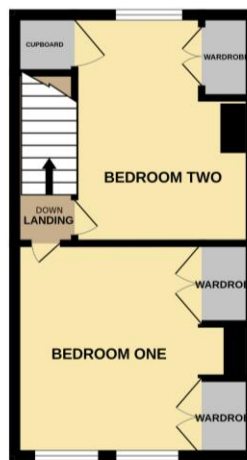
3 Wallace Street, Shoebury Village, Essex, SS3 9BQ



Offered with No Onward Chain is this TWO bedroom cottage style home, ideally located within close proximity to shopping facilities, bus routes and the railway station providing direct access to London Fenchurch Street. The award winning East Beach is also within easy reach.

The home offers TWO reception rooms, a Kitchen and Ground Floor Bathroom, along with a WEST facing rear garden.

The property does offer excellent potential for improvement and the opportunity to create a home tailored to your own taste and specification.



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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- Two-bedroom Cottage-style home with character features
- Convenient location near shops, bus routes, and rail links to London Fenchurch Street
- Easy access to the popular East Beach
- Two separate reception rooms offering flexible living space
- Kitchen with fitted units, freestanding oven, and appliances included
- Ground floor bathroom with three-piece suite
- West-facing rear garden with established planting
- Living room with bay window and feature electric fireplace
- Dining room with decorative fireplace
- Kitchen leading to rear lobby with garden access
- First floor includes two well-proportioned bedrooms
- Excellent potential for modernisation and personalisation



Entrance via: Hardwood panelled door inset with glazed inserts leading to;

Porch: 3'11" x 2'11" (1.2m x 0.9m) Windows to front and side aspect. Further panelled door inset with obscure glazed inserts leading to;

Living Room: 13' (3.96) (max) x 12'2" (3.7) > 13'5" (4.1) (incl bay window) Wooden framed double glazed window to front aspect. Part glazed entrance door with obscure glass. Dado rail. Feature fireplace surround inset with 'Dimplex' freestanding electric fire/stove. Two radiators. Coving to textured ceiling. Open arch providing access to further reception area.

Dining Room: 13' (max) x 12'9" (3.96m (max) x 3.89m) Wooden framed double glazed window to rear aspect. Open tread staircase rising to first floor Bedrooms. Dado rail. Attractive feature fireplace inset with coal effect fire with decorative mantle surround and tiled backplate. Radiator. Wall light points. Coving to textured ceiling. Panelled door inset with obscure coloured glazing through to;

Kitchen: 8'11" x 8'5" (2.72m x 2.57m) Wooden framed double glazed window to side aspect. The kitchen comprises a range of eye and base level units to two aspects, one inset with single drainer sink unit with mixer tap over. Freestanding 'Cannon' electric oven with four ring gas hob over. Splashback tiling. Under counter fridge and freezer (to remain). Space and plumbing for washing machine. Tiled flooring. Coving to textured ceiling with loft space access. Open access to;

Lobby: 8'4" x 2'9" (2.54m x 0.84m) Glazed panelled door providing sideway access to the Garden. Tiled flooring. Freestanding 'Hotpoint' washing machine (to remain). Radiator. Textured ceiling. Door to;

Ground Floor Bathroom: 8' x 5'11" (2.44m x 1.8m) Wooden framed obscure glazed window to rear aspect. The three piece suite comprises panelled enclosed bath with shower attachment over, low level dual flush WC and vanity wash hand basin with mixer tap over and storage cupboard under. Radiator. Partly tiled walls. Tiled effect flooring. Textured ceiling.

The First Floor Accommodation comprises

Lobby: Doors to Bedrooms. Textured ceiling.

Front Bedroom: 13' (max) x 12'2" (3.96m (max) x 3.7m) Pair of wooden framed double glazed windows to front aspect. The Bedroom is fitted with a range of floor to ceiling wardrobes inset with dressing table area incorporating drawer stack. Radiator. Textured ceiling.

Bedroom Two: 12' x 10'5" >9'2" (3.66m x 3.18m >2.8m) Wooden framed double glazed window to rear aspect. The Bedroom is fitted with a two door wardrobe to one aspect. Door to recessed storage cupboard, previously utilised as a shower. Radiator. Textured ceiling.

To the Outside of the Property:

The WEST facing rear Garden is approached via the Lobby access from the side of the home. Fencing to boundaries. Outside water tap. Established trees and shrubs to borders.

Council Tax Band B

PRELIMINARY DETAILS – AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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. 4/24/2026