

Est. 1995

HUNT ROCHE

The Estate Agent

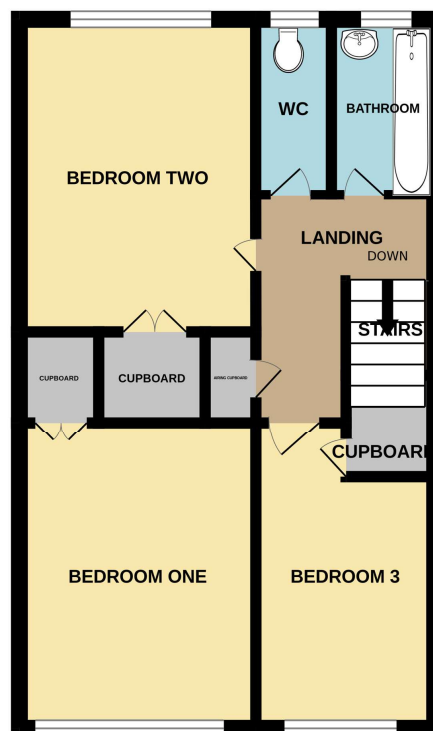
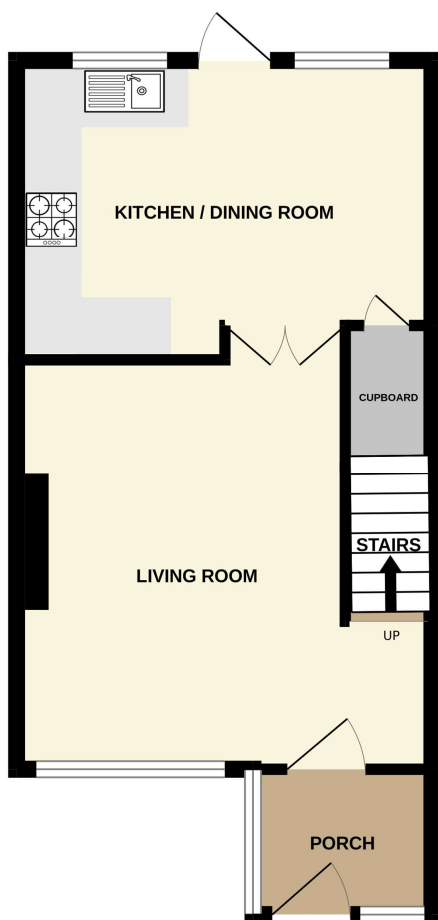


Asking Price: £290,000

39 Jackdaw Close, Shoeburyness, Essex, SS3 9YQ



Offered with No Onward Chain is this **THREE** bedroom family home offering an attractive full width Kitchen/Diner to the rear of the home with access to the rear Garden with a Garage located to the rear. Ideally located within close proximity to Asda Shopping facilities various primary school and transport links.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

- A **THREE BEDROOM** family home in a popular residential location offered with No Onward Chain
- Open-plan Kitchen/Diner spanning the rear of the property with direct access to the garden
- Spacious Living Room to the front aspect
- Private garage
- Benefits from double glazing and gas central heating throughout
- Well-maintained and well-proportioned accommodation, ideal for family living
- Conveniently located close to local shops, sought-after schools, and excellent transport links
- Perfect for first-time buyers, downsizers, or young families alike



Entrance via: Obscure Georgian style uPVC double glazed door opening into

Entrance Porch: 6' x 4'8" (1.83m x 1.42m) Obscure Georgian style uPVC double glazed windows to front and side aspect. Access to a storage cupboard housing utility meters. Textured ceiling inset with recessed lighting. Part glazed door opening into;

Living Room: 16'5" (max) x 15'2" (5m (max) x 4.62m) Georgian-style uPVC double glazed window to the front aspect. Stairs rise to the first floor accommodation, radiator and coving to a textured ceiling with a decorative central ceiling rose.

Twin panelled doors open through to the kitchen and family dining area, creating an excellent flow between the main living spaces.

Open Plan Kitchen/Diner: 15'2" (4.62) x 12'5" (3.78) (reducing to 10' (3.05)) Featuring a pair of Georgian-style uPVC double glazed windows to the rear aspect, complemented by a matching uPVC double glazed door providing direct access to the rear garden.

The Kitchen is fitted with a comprehensive range of base and eye-level cabinets with rolled-edge work surfaces and an inset with single bowl stainless steel sink unit with mixer tap. Appliances include a built-in electric oven with a five-ring 'Electrolux' gas hob and concealed extractor canopy above. There is space for an upright fridge/freezer and under-counter plumbing for a washing machine. Attractive metro-style tiled splashbacks. Tiled flooring. Door to a spacious under-stair storage cupboard. Radiator. Coving to smooth plastered ceiling inset with recessed lighting to the Kitchen area.

The First Floor Accommodation Comprises

Landing: Doors giving access to all First Floor Rooms. Door to good size airing cupboard with ample linen shelving and storage space. Textured ceiling with access to loft. Agents Note; Please note that the boiler is located within the loft space.

Bedroom One: 14'11" x 8'11" (4.55m x 2.72m) Georgian style uPVC double glazed windows to front aspect. Radiator. Twin door to spacious recessed wardrobe/storage cupboard. Textured ceiling inset with central ceiling moulding.

Bedroom Two: 10'1" x 7'3" (3.07m x 2.2m) Georgian style uPVC double glazed window to rear aspect. Radiator. Twin door to spacious recessed wardrobe/storage cupboard. Textured ceiling inset with central ceiling moulding.

Bedroom Three: 11'9" (max) x 5'9" (3.58m (max) x 1.75m) Georgian style uPVC double glazed window to front aspect. Radiator. Door to spacious over stairs storage cupboard/wardrobe. Textured ceiling.

Bathroom: 5'11" x 4'11" (1.8m x 1.5m) Obscure Georgian style uPVC double glazed window to rear aspect. Tiling to all visible walls. The suite comprises pedestal wash hand basin with mixer tap over and a panelled enclosed bath with wall mounted electric shower over and fitted shower screen. Radiator. Tiled flooring. Textured ceiling inset with extractor fan.

Separate Wc: 5'11" x 2'5" (1.8m x 0.74m) Obscure Georgian style uPVC double glazed window to rear aspect. Tiling to all visible walls. The suite comprises low level flush wc. Tiled flooring. Textured ceiling.

To The Outside of the Property:

The rear garden commences from the Kitchen with a decked patio seating area providing an ideal seating and dining area. The reminder of the garden is laid to lawn with a stepping stone pathway running adjacent to the garage, leading to a rear timber gate which provides access to the service road beyond. Courtesy door provides access to;

Garage: 15'8" x 9'5" (4.78m x 2.87m) Up and over door to front. Glazed window to rear. Courtesy door providing access to Garden.

Frontage: The property is located within a walk way position with a pathway leading through a frontage which is laid to lawn.

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. 10/16/2025