

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £475,000**  
111 Tudor Gardens, Shoeburyness, Essex, SS3 9JQ



**Requiring complete REFURBISHMENT throughout, this FOUR BEDROOM DETACHED house is situated within the popular Thorpedene area of Shoeburyness and offers an excellent project opportunity for buyers looking to modernise. Parking, Garage and West Facing Garden. No Chain.**

**Entrance via:** Part recessed entrance porch. Obscure glazed door to

**Hallway:** Built in floor to ceiling cupboard. Radiator. Doors to Living area, Kitchen and Ground floor WC. Further courtesy door to Garage. Textured ceiling.

**Kitchen:** **11'3" x 9'8" (3.43m x 2.95m)** uPVC double glazed window to front. Fitted units. Dismantled boiler. uPVC double glazed door to side way access. Open access to understairs storage space. Textured ceiling.

**Semi Open Plan Living/Diner:** **Overall; 21'8" (6.6) x 16'11" (5.16) (max)**

**Dining Area:** **12'11" x 9'9" (3.94m x 2.97m)** Pair of uPVC double glazed sliding doors to rear Garden. High level window to side aspect. Radiator. Textured ceiling. Double width open arch to;

**Living Area:** **16'11" x 11'5" (5.16m x 3.48m)** Pair of uPVC double glazed sliding doors to rear Garden. Radiator. High level window to side aspect. Textured ceiling.

**Ground Floor WC:** Obscure glazed window to side aspect. Wc and suspended basin. Textured ceiling.

**Landing:** **16'5" (max) x 5'6" (5m (max) x 1.68m)** Large glazed window to side aspect. Door to airing cupboard with linen shelving. Doors to Bedrooms and Bathroom. Textured ceiling and loft access.

**Bedroom:** **12'6" x 9'11" (3.8m x 3.02m)** West facing glazed window to rear. Radiator. Textured ceiling. Sliding door to

**Ensuite:** **8' x 2'4" (2.44m x 0.7m)** Shower cubicle and wash hand basin. Textured ceiling.

**Bedroom:** **13'2" x 9'10" (4.01m x 3m)** Glazed window to front aspect. Radiator. Textured ceiling.

**Bedroom:** **13'2" x 9'10" (4.01m x 3m)** West facing glazed window to rear. Radiator. Built in floor to ceiling wardrobes. Textured ceiling. Sliding door to

**Bedroom:** **8'5" x 8'3" (2.57m x 2.51m)** uPVC double glazed window to front aspect. Radiator. Textured ceiling.

**Bathroom:** **8'5" (max) x 5'9" (2.57m (max) x 1.75m)** Obscure window to side aspect. Panelled enclosed bath, basin and wc. Radiator. Textured ceiling.

**West Facing Garden:** Overgrown at the time of inspection. Fenced to boundaries.

**Garage:** Up and over door. Courtesy door from Hallway. Power and lighting. Door to rear.

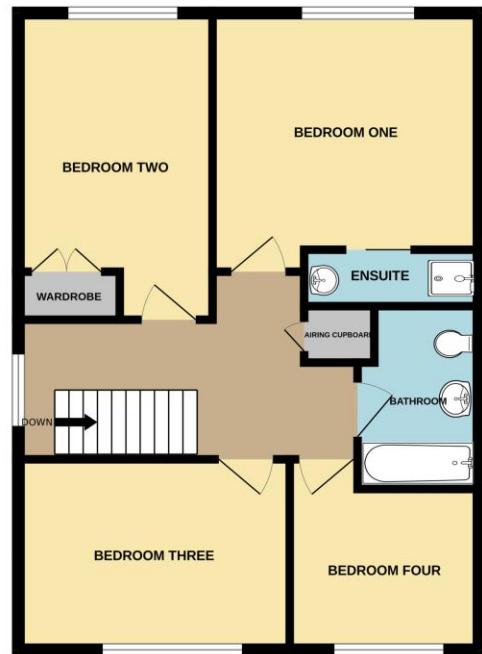
**Frontage:** Hardstanding area for parking.

**Council Tax Band D**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**

GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.  
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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