

EST. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £325,000

67 Churchfields, North Shoebury, Shoeburyness, Essex, SS3 8TN



Offered with no onward chain is this TWO BEDROOM home, benefiting from parking to the side of the property and a larger than average south-westerly facing rear garden. The property is located within the popular area of North Shoebury, conveniently situated close to Asda, local shopping facilities, and bus routes. Viewing advised.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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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- Two Bedroom Semi-Detached Home with No Onward Chain
- Larger Than Average South-Westerly Facing Rear Garden
- Driveway Providing Tandem Parking For Two Cars
- Popular North Shoebury Location Close To Shops & Bus Routes
- Spacious Living Room with semi Open Plan Access to Kitchen Area
- Fitted Kitchen with Integrated Oven & Gas Hob & French Doors Opening Onto the Rear Garden
- Built-In Wardrobes to Bedroom One
- Family Bathroom Suite
- Block Paved Patio Seating Area
- Summer House / Shed to Remain
- External Water Tap & Outside Lighting
- Convenient Side Access to Parking Area
- Viewing Essential



Entrance via:

Canopied entrance porch leading to a panelled enclosed door inset with obscure glazed insert providing access to;

Living Room: 14' x 11'8" (4.27m x 3.56m)

uPVC double glazed leaded window to the front aspect. Stairs rising to the first-floor accommodation with spindle balustrade and half-height understairs storage cupboard. Thermostat control panel. Laminate wood-effect flooring. Coving to textured ceiling. Arched access leading to:

Kitchen: 14 x 7'10" (14 x 2.4m)

uPVC double glazed window to the rear aspect. uPVC double glazed French doors providing access to and views over the rear garden. The Kitchen is fitted with a range of matching wall and base level units with wood effect rolled edge work surfaces incorporating a stainless steel sink and single drainer unit with mixer tap. Built in 'Whirlpool' electric oven with four ring gas hob with concealed extractor over. Tiled splashbacks. Under counter space and plumbing for appliances. Laminate wood effect flooring. Textured ceiling. Open plan access through to the Living Room area.

The First Floor Accommodation comprises

Landing:

Textured ceiling with access to loft space. Panelled doors to Bedrooms and Bathroom.

Bedroom One: 14' (4.27) (incl wardrobes) x 9'1" (2.77)

Pair of uPVC double glazed leaded windows to the front aspect. Radiator. Built-in wardrobe with mirrored fronted slide-a-robe wardrobe with hanging space and shelving. Door to over stair airing cupboard inset with linen shelving. Laminate wood effect flooring. Coving to textured ceiling.

Bedroom Two: 9'2" x 7'1" (2.8m x 2.16m) uPVC double glazed window to the rear aspect. Radiator. Laminate wood effect flooring. Coving to textured ceiling.

Bathroom: 6'6" x 5'7" (1.98m x 1.7m)

Obscure uPVC double glazed window to the rear aspect. The Bathroom comprises a panelled enclosed bath with twin hand grips, mixer tap and shower attachment with fitted shower screen, pedestal wash hand basin with twin taps and low level flush WC. Part tiled walls. Tiled flooring. Radiator. Textured ceiling inset with extractor fan.

To the Outside of the Property

Larger than average Garden:

The south-westerly facing rear garden is irregular in shape and approached via the Kitchen, leading onto a block paved patio seating area. The remainder of the garden is mainly laid to lawn with established shrubs to borders. Pitched roof summer house / shed to remain. External water tap and exterior lighting. Brick boundary wall to one aspect inset with gated side access leading to the allocated parking spaces.

Frontage & Parking:

The property is approached via a pathway leading to the front entrance with a small lawned frontage and shrub borders. To the side of the property there is a driveway providing tandem parking for two cars.

Council Tax Band C

Preliminary Details - Awaiting Verification





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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. 3/13/2026