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HUNT ROCHE

The Estate Agent



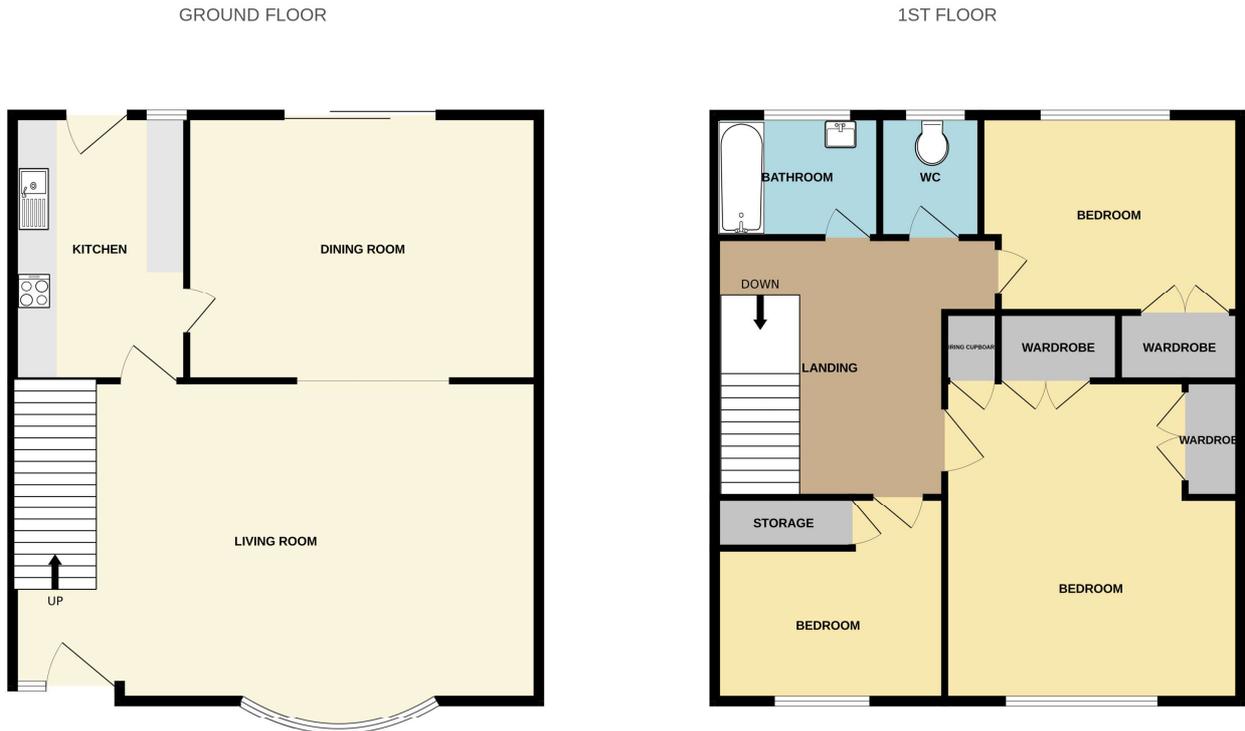
HUNT ROCHE
The Estate Agent
FOR SALE
01702 290900

Asking Price: £320,000

23 Jackdaw Close, Shoeburyness, Essex, SS3 9YQ



Situated within a walkway position is this well presented **THREE BEDROOM** terraced family home. The property offers a good size Living Room with access to a separate Dining Room and a recently re-fitted Kitchen. To the first floor there is a lovely upgraded Bathroom Suite. Externally there is a detached **GARAGE** to the rear of a good size **WEST** facing Garden. Ideally located within short proximity to Asda shopping facilities, schools and bus stops. Offered with **No Onward Chain**.



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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- **WELL PRESENTED THREE BEDROOM FAMILY HOME WITH GOOD SIZE WEST FACING GARDEN AND A GARAGE**
- **Attractive Living Room leading onto a separate Dining Room area**
- **Upgraded Fitted Kitchen**
- **Refitted First floor Bathroom suite**
- **Gas Central Heating & uPVC double glazed**
- **Close to Shopping Facilities, Bus routes & Schools**
- **Garage to rear**
- **Offered with No Onward Chain**



Entrance via: Recessed entrance porch with uPVC entrance door with pair of double glazed leaded inset with further matching leaded uPVC double glazed window to side, provides access to:

Living Room: 17'3" x 14'9" (max) (5.26m x 4.5m (max)) Attractive uPVC double glazed leaded bow window to front aspect. Feature fireplace surround with mantle over with gas flame effect fire (to remain). Radiator. Stairs rising to first floor accommodation with storage cupboard under. Karndean flooring. Coving to smooth plastered ceiling. Arch through to;

Dining Room: 10'10" x 9'5" (3.3m x 2.87m) Sliding double glazed patio doors to rear aspect providing access to rear garden. Radiator. Thermostat control panel. Karndean flooring. Coving to smooth plastered ceiling. Obscure multi pane glazed door through to:

Kitchen: 10'11" x 7'3" (3.33m x 2.2m) Double glazed door to rear with adjacent window providing good natural light. The recently upgraded Kitchen is fitted with a range of modern high gloss base and eye level units with rolled edge work surfaces incorporating a composite one and a half bowl sink and drainer unit with mixer tap. Integrated 'Cooke & Lewis' double oven with four ring gas hob over and wall mounted stainless steel extractor canopy over. Tiled splashbacks and under unit lighting. Under counter 'Beko' washing machine (included). Karndean flooring. Smooth plastered ceiling.

The First Floor Accommodation Comprises

Landing: Doors lead off to all rooms. Smooth plastered ceiling and access to loft space.

Bedroom One: 13'2" (4.01) (to wardrobe) x 10'2" (3.1) (max) Double glazed leaded window to front aspect. Radiator. Pair of two double fronted built in wardrobes with hanging and storage space. Further door to airing cupboard with linen shelving. Smooth plastered ceiling.

Bedroom Two: 9'5" x 9'3" (2.87m x 2.82m) Double glazed leaded window to rear aspect. Radiator. Built in double fronted wardrobe with hanging and storage space. Smooth plastered ceiling.

Bedroom Three: 9'10" x 6'6" (3m x 1.98m) Double glazed leaded window to front aspect. Radiator. Door to good size storage cupboard/wardrobe with hanging space and shelving. Smooth plastered ceiling.

Bathroom: 6'3" x 4'9" (1.9m x 1.45m) Obscure double glazed leaded window to rear. Refitted with a modern white suite comprising a panelled bath with wall mounted rainfall-style shower and additional handheld attachment, with curved glass shower screen, vanity wash hand basin with mixer tap and storage below, and low level WC. Contemporary tiled walls. Chrome heated towel rail. Smooth plastered ceiling with inset lighting.

Separate WC: 6'3" x 2'4" (1.9m x 0.7m) Obscure high level double glazed leaded window to rear aspect. Low level WC. Tiling to walls with border tile. Coving to textured ceiling.

To the Outside of the Property:

A good size west-facing rear garden commencing with a paved patio seating area, ideal for outdoor entertaining, leading onto a lawn. The garden is enclosed by fencing and provides a good degree of privacy. A pathway leads to the rear where there is gated access and a detached garage/outbuilding.

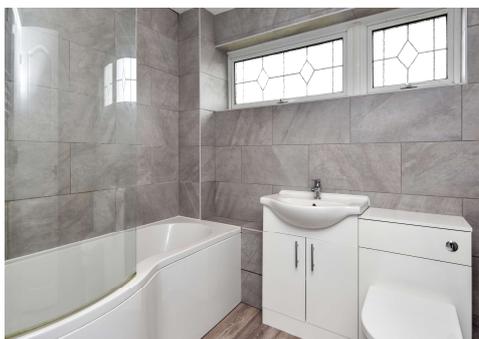
Detached Garage: Up and over door to front, power and light connected.

Frontage: The property is approached via a walkway position, with a pathway leading to the front entrance. To the front there is a lawned garden with established shrubs and planting.

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. 3/30/2026