

EST. 1998

HUNT ROCHE

The Estate Agent



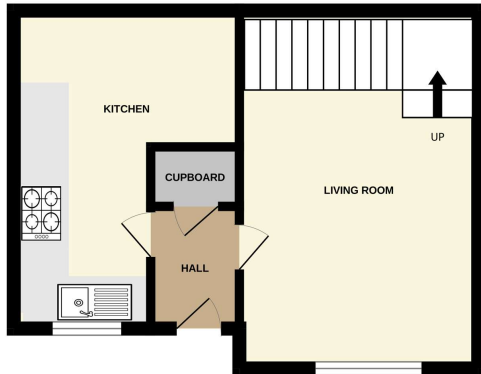
Asking Price: £245,000

36 Midsummer Meadow, Shoeburyness, Essex, SS3 8UX



Ideally located close to Asda shopping facilities and bus routes is this TWO BEDROOM end of terrace house which is surrounded by Communal Gardens. The home offers a Kitchen/Diner, Living Room and a modern fitted bathroom. Residents Parking available. Viewing highly recommended.

GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- TWO BEDROOM HOUSE surrounding by Communal Grounds
- Living Room with access to First Floor
- Kitchen with Dining area
- Modern three-piece bathroom suite
- Communal Car Park for Residents Parking
- uPVC Double Glazing & Gas Central Heating
- Close To Asda Retail Park and Local Shops
- Viewing advised

Entrance via: uPVC door insert with obscure double glazed leaded insert to;

Hallway: 5'6" x 3'4" (1.68m x 1.02m) Door to storage cupboard. Radiator. Thermostat control panel. Wood effect laminate flooring. Textured ceiling. Open access to Living Room. Door to;

Kitchen/Breakfast Room: 13'8" (4.17) x 9'10" (3) (irregular shape) uPVC double glazed window to front aspect. Fitted with a range of base and eye level cabinets with rolled edge working surfaces over, inset with stainless steel sink unit with mixer tap above. Freestanding 'Beko' oven with four ring electric hob over. Wall mounted 'Vaillant' boiler. Splashback tiling. Under counter appliance space. Space for upright fridge/freezer. Radiator. Textured ceiling.

Living Room: 15'3" x 10'1" (4.65m x 3.07m) uPVC double glazed window to front aspect. Stairs rising to first floor accommodation with storage cupboard beneath. Radiator. Wood effect laminate flooring. Textured ceiling.

The First Floor Accommodation Comprises

Landing: Doors off to first floor rooms. Textured ceiling.

Bedroom One: 12'1" x 10'1" (3.68m x 3.07m) uPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring. Built-in storage cupboard. Textured ceiling.

Bedroom Two: 9'8" x 6'6" (2.95m x 1.98m) uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. Textured ceiling.

Bathroom: 6'8" x 5'5" (2.03m x 1.65m) Obscure uPVC double glazed window to side aspect. A modern white three piece suite comprising panel enclosed bath with wall mounted 'Triton' shower and fitted shower screen, vanity wash hand basin with mixer tap and storage cupboard under and low level dual flush W.C. Attractive metro style part tiling to walls. Ladder style heated towel rail. Attractive tiled flooring. Textured ceiling with access to loft space.

To The Outside of the Property:

The home is approached via well presented communal garden areas. Parking provided for owners and visitors alike.

Tenure: Freehold

Please note that there is a monthly charge of approx £30 payable towards the upkeep, maintenance and grass cutting of the surrounding communal grounds.

Council Tax: Band B:

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. 4/18/2026