



Asking Price: £270,000

4 Woodcotes, Shoeburyness, Essex, SS3 8XH



Offered with No Onward Chain is this **TWO DOUBLE BEDROOM** home situated within easy reach of ASDA shopping facilities. The home offers a Kitchen /Diner with access to a uPVC double glazed Conservatory and a good size Living Room. Additional benefits include allocated parking adjacent to the home for convenience.



Entrance via: Hardwood panelled door inset with obscure glazed inserts providing access to;

Porch: 5'7" x 4'1" (1.7m x 1.24m) Further attractive hardwood panelled entrance door inset with obscure glazed insert and decorative letterbox. Original style door furniture. Meter cupboard. Textured ceiling. Access to;

Living Room: 16'8" (max) x 12'3" (5.08m (max) x 3.73m) uPVC double glazed window to front aspect. Spacious Living Room with stairs rising to first floor accommodation and useful understairs storage space. Feature dark stained timber staircase. Coving to textured ceiling. Door to;

Kitchen/Diner: 12'3" x 8'2" (3.73m x 2.5m) uPVC double glazed window to rear aspect overlooking the Conservatory addition. The Kitchen is fitted with a range of matching eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit. Tiled splashbacks. Under counter appliance space with further recess for freestanding oven. Low level cupboard housing the warm air heating unit. Door to full height understairs storage cupboard housing wall mounted utility meters together with fitted shelving. Attractive wood effect flooring. Coving to textured ceiling. Part leaded hardwood door to;

Conservatory: 9'2" x 7'2" (2.8m x 2.18m) Obscure uPVC double glazed windows to side aspect with further uPVC double glazed windows and central French doors opening directly onto the rear Garden. Polycarbonate roofline. Wood effect flooring. Freestanding chest freezer to remain. A pleasant addition providing an ideal seating area overlooking the Garden.

Landing: 6'5" x 6'8" (max) (1.96m x 2.03m (max)) Doors to all first floor rooms. Coving to textured ceiling with access to loft space.

Front Bedroom: 12'3" (3.73) (max - incl wardrobes) x 9'6" (2.9) uPVC double glazed window to front aspect. Door to over-stairs airing cupboard inset with linen shelving and hot water tank. Further range of built-in bedroom furniture comprising double wardrobes with hanging rails and storage shelving. Coving to textured ceiling.

Bathroom: 6'7" x 5'7" (2m x 1.7m) The bathroom is fitted with a three-piece suite comprising a panelled enclosed bath, pedestal wash hand basin and low level flush WC. Part tiling to walls. Textured ceiling.

Rear Bedroom: 12'3" x 8'3" (3.73m x 2.51m) uPVC double glazed window to rear aspect. Range of built-in bedroom furniture comprising fitted wardrobes with hanging space and shelving together with further central dressing/storage area recess. Coving to textured ceiling.

To the Outside of the Property: Approx 40ft in depth

Accessed via the Conservatory is a paved patio seating area with the remainder being mainly laid to lawn. Fencing to boundaries. Metal storage shed to remain.

Parking: Located a short distance from the property is an archway providing access to the residents parking area.

PRELIMINARY DETAILS - AWAITING VERIFICATION

Council Tax Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	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. 5/22/2026