

HUNT ROCHE

The Estate Agent



Asking Price: £375,000

42 Herbert Road, Shoeburyness, Essex, SS3 9JR

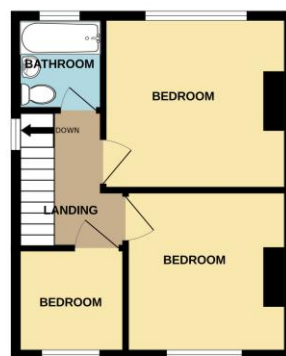


Backing onto allotments, this well positioned home is located within a popular residential area, close to local shops, Shoebury High School and a range of amenities.

The property offers versatile accommodation including a living room, dining room and kitchen, with a conservatory providing a useful additional reception space and utility area, along with a ground floor W.C. A first floor bathroom serves the remaining accommodation.

Externally, the home benefits from an expansive South facing rear garden overlooking allotments, creating a pleasant and open outlook.

Offered with NO ONWARD CHAIN, this property presents an excellent opportunity for buyers seeking a well located home with potential.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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- Extended THREE BEDROOM semi-detached home situated on a plot of approx. 100ft
- Offered with No Onward Chain
- Requires some modernisation
- Spacious accommodation comprising THREE reception areas
- Fitted kitchen & Ground floor Guest Cloakroom/WC
- First floor Family Bathroom
- Generous approx. 100ft south backing rear garden backing directly onto allotments
- Workshop/store building with front and side access (requiring some attention)
- Off street parking
- Located within close proximity to local amenities, schools and transport links



Entrance via: Pair of uPVC doors inset with obscure double glazed inserts through to;

Porch: 7'7" x 2'1" (2.3m x 0.64m) Laminate wood effect flooring. Obscure uPVC double glazed windows to front and side aspect. Obscure double glazed door to;

Reception Hallway: Laminate wood effect flooring. Stairs rising to first floor accommodation with half height door providing understairs storage. Door to Ground Floor Cloakroom/WC. Open access to Kitchen, Dining Room and Living Room. Radiator. Coving to papered ceiling.

Ground Floor Guest WC: 3'5" x 3'5" (max) (1.04m x 1.04m (max)) Obscure uPVC double glazed window to side aspect. The two piece suite comprises suspended wash hand basin and mid level flush wc. Feature recessed cupboards. Tiling to dado height. Laminate wood effect flooring.

Living Room: 13'3" (4.04) (into bay) x 11'9" (3.58) (max) Square bay uPVC double glazed window to front aspect. Radiator. Coving to papered ceiling.

Dining Room: 12'5" (3.78) (into bay) x 9'7" (2.92) (max) Square bay window to rear aspect. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling.

Kitchen: Irregular Shape - 14'9" (4.5) x 6'10" (2.08) (max) Double glazed window to rear overlooking Conservatory. The Kitchen is fitted with a modern range of matching wall and base level units with work surfaces over and inset stainless steel single drainer sink unit with mixer tap over. Integrated 'Beko' oven with split level four ring 'Neff' electric hob and extractor hood above, with further under counter space including plumbing for washing machine and dishwasher, and space for fridge/freezer. Metro style tiled splashbacks and laminate wood-effect flooring. Wall mounted 'Ideal - Atlantic' boiler. Radiator. Smooth plastered ceiling inset with recessed spot lighting. Bi-fold panelled door to;

Conservatory/Utility: Overall length 14'2" (Overall length 4.32m) Double glazed windows to all aspects. Sliding patio door to rear providing access to the Garden with further door to side. Worksurface space with undercounter recess for appliances. Polycarbonate roofline.

The First Floor Accommodation Comprises

Landing: Obscure glazed window to side aspect. Pair of high level louvered doors to over stairs storage cupboard inset with shelving. Doors to rooms. Coving to textured ceiling with access to loft space.

Bedroom One: 11'8" x 10'10" (3.56m x 3.3m) uPVC double glazed window to rear aspect. Radiator. Exposed floor boards. Smooth plastered ceiling.

Bedroom Two: 10'3" x 8'11" (3.12m x 2.72m) uPVC double glazed window to front aspect. Radiator. Wall light point. Recessed shelving to alcoves. Coving to papered ceiling.

Bedroom Three: 6'8" x 6'5" (2.03m x 1.96m) uPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring. Smooth plastered ceiling.

Bathroom: 5'8" x 5'4" (1.73m x 1.63m) uPVC obscure double glazed window to rear aspect. Three piece suite comprising panelled enclosed bath with mixer taps over and integrated shower unit over, pedestal wash hand basin and low level flush wc. Radiator. Partly tiled walls. Tiled flooring. Smooth plastered ceiling.

Frontage: Block paved driveway providing off street parking for multiple vehicles. Side access leading to the rear garden.





To the Outside of the Property:

Generous south-facing rear garden backing onto allotments, providing a pleasant open outlook. The garden is predominantly laid to lawn with fenced boundaries and offers excellent outdoor space. Gated access to sideways access. To the rear, there is a decked seating area. A pergola and outside bar area are currently in situ; **(Please note; it is unknown at this stage whether these structures will remain as part of the sale)** There is also a workshop/store building with doors to both the front and side, which may require some attention.

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. 4/29/2026