

Est. 1995

HUNT ROCHE

The Estate Agent

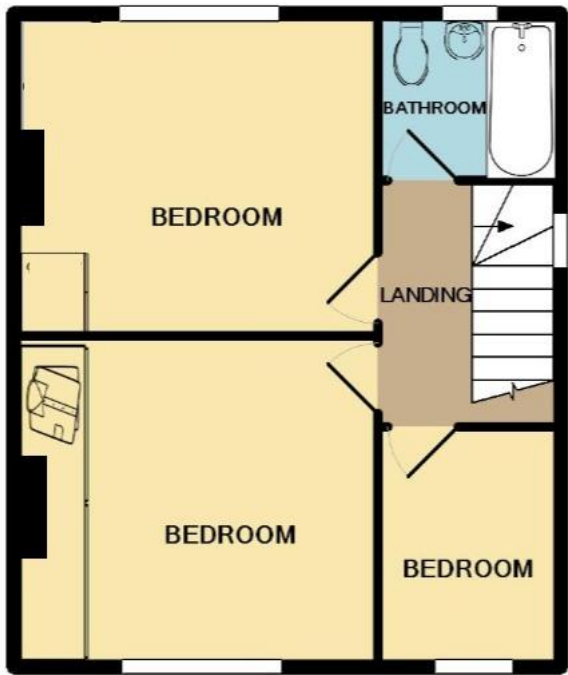
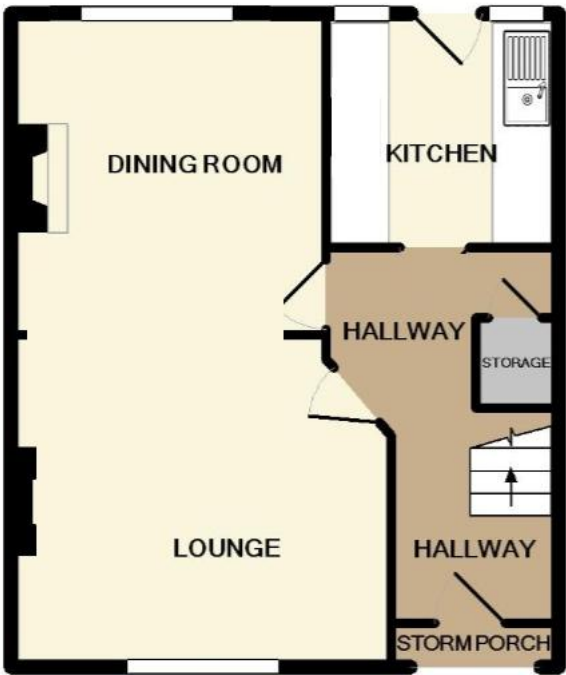


Asking Price: £330,000

13 Armagh Road, Shoeburyness, Essex, SS3 9LB



Offered with NO ONWARD CHAIN and requiring general updating is this THREE BEDROOM home, conveniently located close to Shoeburyness High School and Leisure Centre, local shopping facilities and transport links. Occupying a corner/wedge-shaped plot, the property also benefits from substantial frontage offering ample off-road parking and further potential.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Frontage / Off-Road Parking: A real feature of the property is the generous corner/wedge-shaped frontage. The existing hardstanding provides ample off-road parking, with the unusually broad frontage offering excellent potential to create further parking if required. Established front garden with mature shrubs and planting. Gated side access to the Rear Garden.

Entrance via: uPVC door inset with leaded obscure double glazed inserts with matching leaded side panel.

Porch: Smooth plastered ceiling. Hardwood door inset with obscure glazed panel, with glazed side panel, opening into

Entrance Hall: 12'9" (3.89) x 5'7" (1.7) (increasing to 7'11" (2.41)) Radiator. Staircase rising to First Floor Landing with timber handrail and spindle balustrade with access to understairs storage cupboard space. Original style panelled doors providing access to the ground floor accommodation. Papered ceiling.

Living/Dining Room: 22'10" (6.96) (max) x 13' (3.96) (reducing to 10'9" (3.28)) Double glazed window to front aspect and double glazed sliding patio doors providing direct access to the Rear Garden. Two radiators. Feature fireplace with timber surround. Chimney breast recessed niche inset with shelving. Picture rail. Ample space for both living and dining furniture. Papered ceiling.

Kitchen: 7'10" x 7'9" (2.4m x 2.36m) Pair of double glazed windows to rear aspect with obscure uPVC double glazed door opening to rear Garden. A range of base and eye level units with work surfaces over and tiled surrounds. Inset stainless steel sink unit with mixer tap. Under counter 'Bosch' washing machine (to remain). Under counter fridge (to remain). Wall-mounted 'Ideal' boiler. Tiled effect flooring. Textured ceiling.

First Floor Landing: 8' x 6' (2.44m x 1.83m) Obscure glazed window to side aspect. Access to all three Bedrooms and Bathroom via original style panelled doors. Spindle balustrade. Smooth plastered ceiling.

Bedroom One: 12'3" x 11'1" (3.73m x 3.38m) Double glazed window to front aspect. The Bedroom comprises a range of fitted furniture comprising wardrobes, bedside cabinets, dressing table with drawers and further overhead storage cupboards. Radiator. Picture rail. Textured ceiling.

Bedroom Two: 12'7" x 10'10" (3.84m x 3.3m) Double glazed window to rear aspect. Two sets of freestanding wardrobes (to remain). Original built in storage cupboard to one alcove inset with shelving. Feature original fireplace with cast iron inset and decorative surround. Radiator. Picture rail. Smooth plastered ceiling.

Bedroom Three: 8'2" x 6' (2.5m x 1.83m) Double glazed window to front aspect. Radiator. Exposed timber floorboards. Picture rail. Smooth plastered ceiling.

Bathroom: 6' x 5'9" (1.83m x 1.75m) Double glazed obscure window to rear aspect. Suite comprising enclosed bath with mixer tap, pedestal wash hand basin and low level WC. Partly tiled walls. Radiator. Textured ceiling.



Rear Garden: The property benefits from an established wedge-shaped rear garden, narrowing towards the rear boundary. Commencing with a paved patio area, the remainder is predominantly laid to lawn with well-stocked flower and shrub borders, mature planting and trees. Timber garden shed. Fenced boundaries. Gated side access provides access to the front of the property.

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. 9/19/2026