

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: £220,000

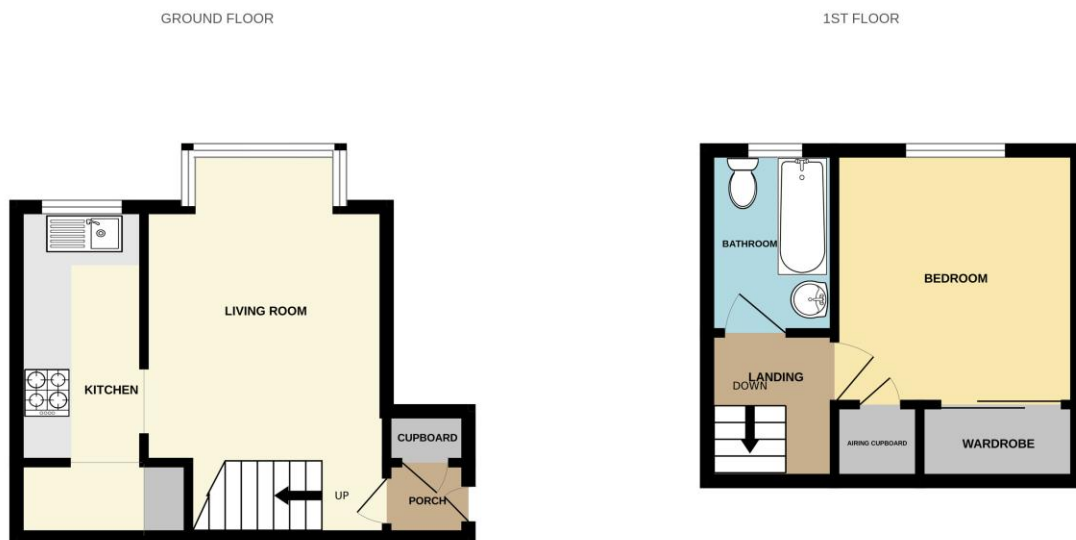
9A Caversham Avenue, Shoeburyness, Essex, SS3 8TX



Offered for sale with no onward chain and situated in a popular North Shoebury location, this one bedroom freehold home offers an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance property in a convenient setting.

The bright and well-proportioned accommodation comprises a welcoming living room, a fitted kitchen, a generous double bedroom with fitted wardrobes and a bathroom.

Externally, the property further benefits from an allocated parking space and a garage. Ideally positioned within easy reach of local shops, everyday amenities and excellent transport links.



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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Access:

Shared pathway leading to own entry door. uPVC double glazed door with obscure glazed insert leading through to;

Entrance Porch:

Wall mounted light point. Built in storage cupboard housing electric and gas meters with fitted shelving. Wooden multi-pane glazed door through to;

Living Room:

15'11" (4.85) into bay narrowing to 13'1" (4) x 9'11" (3.02) max

uPVC double glazed window to front aspect. Double banked radiator. Wall mounted thermostat control. Coving to textured ceiling. Open doorway through to;

Kitchen:

10'4" (3.15) x 5'6" (1.68) plus alcove with limited head height 5'6" (1.68) x 3'2" (0.97)

uPVC double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge working surfaces over, incorporating stainless steel sink unit with mixer tap over. There is an open under-stairs alcove fitted with base level kitchen units and roll edge work surfaces. Integrated 'Indesit' electric oven with four ring gas hob above and concealed extractor over. Space, plumbing and drainage for washing machine. Splash back tiling. Vinyl flooring. Coving to textured ceiling.

The First Floor Accommodation Comprises**Landing:**

Via turned staircase. Spindle balustrade. Access to loft space. Doors to Bedroom and Bathroom.

Bedroom:

uPVC double glazed window to front aspect. Fitted mirror fronted sliding wardrobes. Built in airing cupboard housing hot water cylinder and shelving for linen etc. Radiator. Coving to textured ceiling.

Bathroom:

Obscure uPVC double glazed window to front aspect. Fitted with a three piece suite comprising wooden panel enclosed bath with mixer taps, hand grips & hand held shower attachment. Pedestal wash hand basin. Low level W.C. Tiling to walls at half height. Double banked radiator. Laminate wooden flooring. Textured ceiling.

To The Outside of the Property:

The property benefits from a small lawned area to the front. Allocated parking space adjacent to the property in front of the garage.

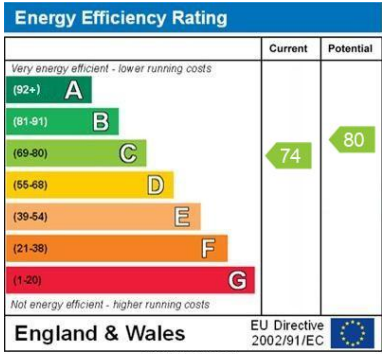
Garage:

Up and over to front.

Agents Note:

The sellers have advised that the double glazing was installed in February 2025

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. 8/15/2026