

HUNT ROCHE

The Estate Agent



Asking Price: £215,000

19 Caversham Avenue, North Shoebury, Shoeburyness, Essex, SS3 8TX



Offered with NO ONWARD CHAIN is this ONE BEDROOM FREEHOLD HOUSE, offering huge potential and benefiting from its own good-sized private rear garden. The Living Room features an attractive bay window overlooking the rear garden, offering excellent scope to install French doors and create enhanced indoor-outdoor living, subject to any necessary consents. Ideally positioned close to Asda, local shopping facilities and excellent transport links, this property presents a fantastic opportunity for first-time buyers looking to create a home to their own taste. Further benefits include allocated parking located just a short walk from the property.



GROUND FLOOR



1ST FLOOR

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

- **NO ONWARD CHAIN - ONE BEDROOM FREEHOLD HOUSE**
- **Huge potential – ideal first-time purchase**
- **Good-sized private rear garden**
- **Living Room with attractive bay window overlooking the garden**
- **Potential to incorporate French doors opening directly onto the garden, subject to any necessary consents**
- **Fitted Kitchen with useful understairs storage**
- **Double Bedroom with built-in mirror-fronted wardrobes**
- **First-floor Bathroom**
- **Allocated parking situated a short walk from the property**
- **Conveniently positioned for Asda, local shopping facilities and transport links**

Entrance via: Obscure multi pane glazed door to

Porch: 3'5" x 3'3" (1.04m x 1m)

Door to storage cupboard housing utility meters. Tiled-effect flooring. Further part-glazed door providing access to:

Living Room: 16'7" (5.05) (into bay) x 9'11" (3.02)

Wood-framed bay window to rear aspect overlooking the garden, offering excellent potential to incorporate French doors providing direct access to the outside, subject to any necessary consents. Wood-effect laminate flooring. Radiator. Staircase rising to First Floor. Coving to textured ceiling with pendant lighting. Sliding door to:

Kitchen: 13'7" x 5'3" (max) (4.14m x 1.6m (max))

Wood-framed window to rear aspect overlooking the garden. Fitted with a range of base and eye-level units with rolled-edge work surfaces over and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Four-ring gas hob with concealed extractor over and built-in 'Indesit' electric oven beneath. Undercounter recesses and plumbing for appliances. Useful recessed understairs storage area providing space for an upright fridge/freezer. Wood-effect flooring. Coving to textured ceiling with pendant lighting.

The First Floor

Landing: 5'2" x 6' (1.57m x 1.83m)

Doors to Bedroom and Bathroom. Textured ceiling with access to loft space.

Bedroom: 10' (3.05) (max) x 11'5" (3.48) (to wardrobes)

Wood-framed window to rear aspect overlooking the garden. Built-in floor-to-ceiling mirror-fronted wardrobes providing generous storage. Door to useful over-stairs airing cupboard. Radiator. Coving to textured ceiling with pendant lighting.

Bathroom: 7'1" x 5'2" (2.16m x 1.57m)

Wood-framed obscure glazed window to rear aspect. Fitted with a three-piece suite comprising panelled bath with mixer tap and electric shower over, glazed shower screen, pedestal wash hand basin and low-level flush WC. Tiled walls and flooring. Textured ceiling.

To the Outside of the Property:

The Rear Garden is approached via gated side access, leading to a timber-framed and covered storage area measuring (TBA), with further gated access opening into the garden. The garden is of a good size and predominantly laid to lawn, complemented by an abundance of mature trees, established shrubs and planting providing a pleasant leafy backdrop and good degree of seclusion. Enclosed to boundaries.

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 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. 10/6/2026