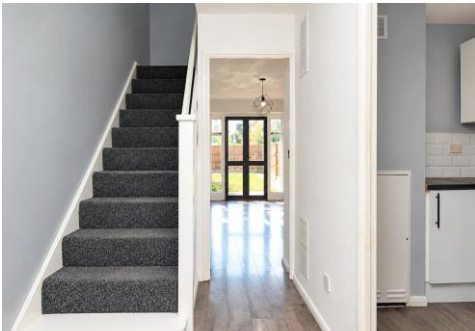


HUNT ROCHE

The Estate Agent



Guide Price: £270,000 - £275,000
110 Frobisher Way, Shoeburyness, Essex, SS3 8XD



Offered with NO ONWARD CHAIN is this well-positioned TWO DOUBLE BEDROOM HOME, ideally located just yards from a wide range of everyday amenities, including an ASDA superstore, bus routes and a popular public house/restaurant. The property benefits from a SOUTH FACING rear garden, Living Room with direct access to the garden, majority uPVC double glazing and an allocated parking space to the rear. An ideal opportunity for first-time buyers or downsizers with early internal viewing recommended.



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.
Made with Metropix V0026

- **** NO ONWARD CHAIN ** Two double Bedrooms**
- South facing rear garden
- Living Room with direct access to the garden
- Allocated parking space to rear
- Majority uPVC double glazed
- Just yards from ASDA and local shopping facilities
- Excellent bus routes and transport links close by
- Popular public house/restaurant nearby
- Within easy reach of East Beach
- Convenient access to Southend city centre, seafront and airport

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Entrance via: Canopied entrance leading to hardwood multi pane glazed door to;

Hallway: 9'9" (2.97) (max) x 5'7" (1.7)(max) Laminate wood-effect flooring. Open access to the Living Room and Kitchen. Door to useful storage cupboard housing utility meters. Stairs rising to the First Floor accommodation. Textured ceiling.

Kitchen: 9'9" (2.97) (max) x 6'4" (1.93) (max) uPVC double glazed window to front aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over and complementary tiled splashbacks. Stainless steel single drainer sink unit with designer style mixer tap over. Space for freestanding oven. Door to cupboard housing warm air heating system. Laminate wood effect flooring. Textured ceiling.

Living Room/Diner: 14'10" (4.52) (max) x 12'5" (3.78) (14'10" (4.52) (max) x 12'5" (3.78)) Pair of uPVC double glazed French doors to rear aspect with matching side panels incorporating fanlight openers, providing direct access to the rear garden. Laminate wood effect flooring. Coving to textured ceiling.

Landing: 7'5" x 6'6" (2.26m x 1.98m)

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

Front Bedroom: 12'5" (max) x 9'4" (3.78m (max) x 2.84m) Pair of uPVC double glazed windows to front aspect. Mid-level door to over-stairs airing cupboard housing hot water tank with linen shelving. Textured ceiling.

Rear Bedroom: 12'5" x 8'3" (3.78m x 2.51m) uPVC double glazed window to rear aspect. Textured ceiling.

Bathroom: 6'11" x 6' (2.1m x 1.83m) Three-piece white suite comprising panelled bath with mixer tap, shower attachment and glazed shower screen, pedestal wash hand basin and low-level flush WC. Part tiled walls. Textured ceiling.

To the Outside of the Property:

The SOUTH FACING rear garden is accessed directly from the Living Room and commences with a paved patio seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing with central lawned area with a shingled area to the rear. Gated access leads directly to the allocated parking space positioned immediately behind the garden. A further enclosed sideway provides gated access to the front of the property. External power sockets.

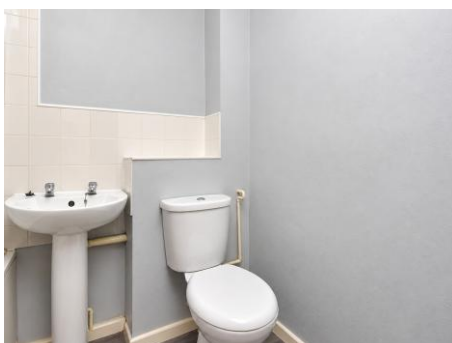
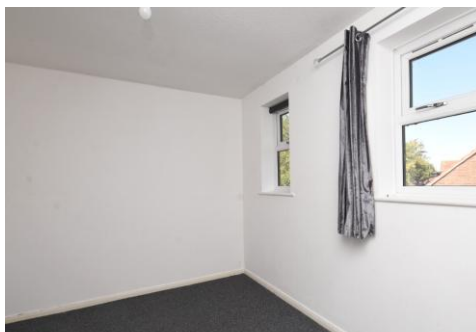
Parking:

One allocated parking space

Council Tax Band B:

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. 10/5/2026