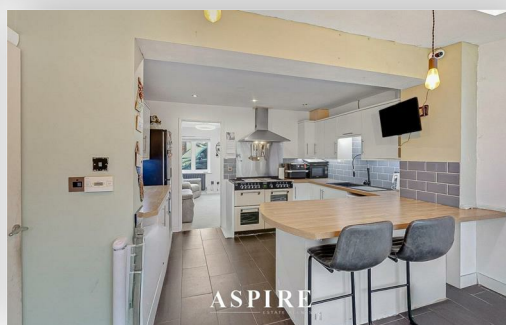


**To arrange a viewing contact us
today on 01268 777400**



Milbanke Close, Shoeburyness Guide price £280,000

Aspire Estate Agents are delighted to introduce this well-presented two-bedroom home with a flexible ground-floor room that can serve as a third bedroom, study or extra reception. The layout places a cosy front lounge at the front and a practical kitchen diner to the rear. A separate utility room and built-in bedroom storage keep day-to-day living simple. There is off-street parking and a low-maintenance rear garden.

On the ground floor, an entrance hall leads to the lounge. Across the back, the fitted kitchen diner has space for a table and overlooks the garden. Off the hall, the additional room works well as a third bedroom, home office, playroom or dining room. A utility room completes this level.

Upstairs, the main bedroom is a double with built-in storage, the second bedroom also has fitted wardrobes, and there is a modern three-piece family bathroom.

Outside, there is driveway parking to the front and an easy-care garden to the rear.

Location: Ideally placed for day-to-day convenience, you're a short stroll from Friars Park and the Shoebury seafront. Shoeburyness Station is close by with direct trains into London, and a choice of well-regarded schools are within easy reach.

GUIDE PRICE £280,000-£300,000

Lounge - 3.84m x 3.53m (12'7 x 11'7)

Kitchen/Diner - 5.26m x 3.43m (17'3 x 11'3)

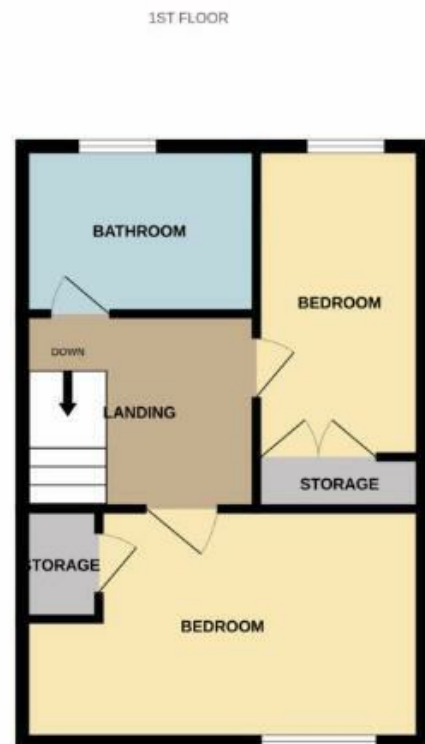
Dining Room/Bedroom/Office - 3.51m x 2.24m (11'6 x 7'4)

Utility Room - 1.60m x 1.32m (5'3 x 4'4)

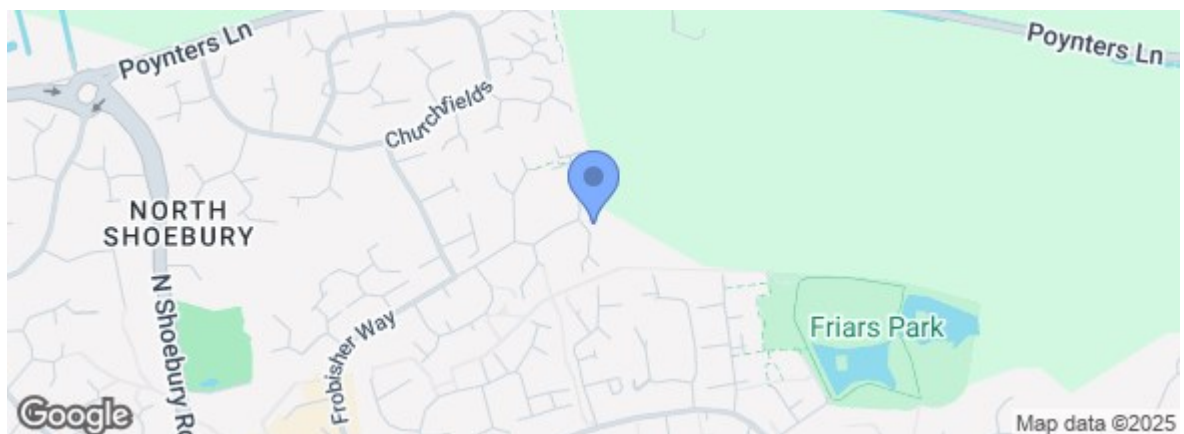
Bedroom One - 3.68m x 2.84m (12'1 x 9'4)

Bedroom Two - 3.10m x 1.55m (10'2 x 5'1)

Bathroom - 1.70m x 1.60m (5'7 x 5'3)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.