



FOR SALE

**Ashes Road,
Shoeburyness SS3 9RB**

Offers In The Region Of £450,000 Freehold Council Tax Band - D

- Semi Detached Three Bedroom Home
- Located In The Sought After Garrison Estate
- Well Maintained Rear Garden
- Conservation Area
- Spacious Lounge
- Fitted Kitchen With Integrated Appliances
- Garage Space
- Short Walk To Shoebury Station
- Local Amenities Nearby
- Driveway With Parking For One Vehicle

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

We are proud to bring to market on a sole agency basis this stunning three bedroom semi-detached home on Ashes Road in the heart of the popular Garrison estate. Situated on a quiet cul-de-sac you have three generously sized bedrooms two of which offer distant sea views, three piece family bathroom, spacious lounge, fitted kitchen with integrated appliances, beautifully maintained rear garden, garage space and driveway with parking for one vehicle.

Located in the conservation area of The Garrison, you have

ample local amenities nearby, within walking distance to the Garrison Cricket Pitch and East Beach where you can enjoy beautiful walks benefitting from some brilliant sea views and Shoeburyness Station is close by where you have direct access into London Fenchurch Street. Viewings are highly advised for this perfect sized family home.

Entrance

Double glazed obscure panelled door to entrance, wood effect flooring, radiator, storage cupboard, coving to ceiling, pendant lighting.

Lounge

Carpet flooring, radiators, double glazed sash window to rear aspect, double glazed door to rear aspect, coving to ceiling, pendant lighting.

Kitchen

Tiled flooring, radiator, double glazed sash window to front aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated oven, spotlight lighting.

Downstairs Cloakroom

Vinyl flooring, radiator, tiled walls, W/C, hand basin, extractor, spotlight lighting.

Landing

Carpet flooring, radiator, double glazed obscure window to side aspect, airing cupboard with combi boiler, coving to ceiling, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed sash window to front aspect, fitted wardrobes, coving to ceiling, pendant lighting.

En-Suite

Vinyl flooring, heated towel rail, double glazed sash window to front aspect, tiled walls, shower cubicle, hand basin, W/C, extractor, spotlight lighting.

Bedroom 2

Carpet flooring, radiator, double glazed sash window to rear aspect, coving to ceiling, pendant lighting.

Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, coving to ceiling, pendant lighting.

Bathroom

Vinyl flooring, heated towel rail, tiled walls, panelled with shower system over, hand basin, W/C, extractor, spotlight lighting.

Garage

Up and over door, single glazed door to rear aspect, concrete flooring, boiler, power & lighting.

Rear Garden

Paved patio area, laid stone pathway, laid lawn, shrubs and flowerbeds, mature trees.

Front Of Property & Parking

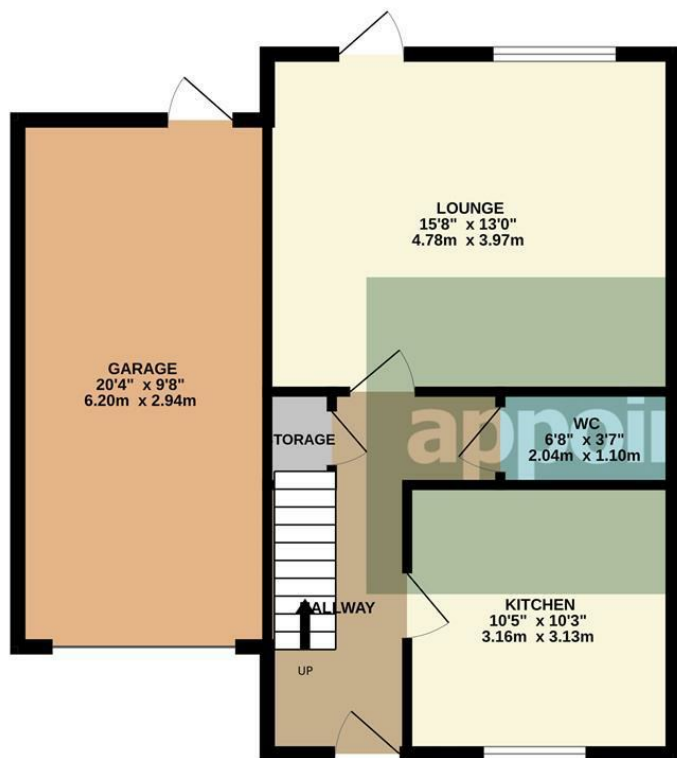
Paved pathway to entrance, laid lawn, shrubs & flowerbeds, driveway with parking for one vehicle.

Service Charges

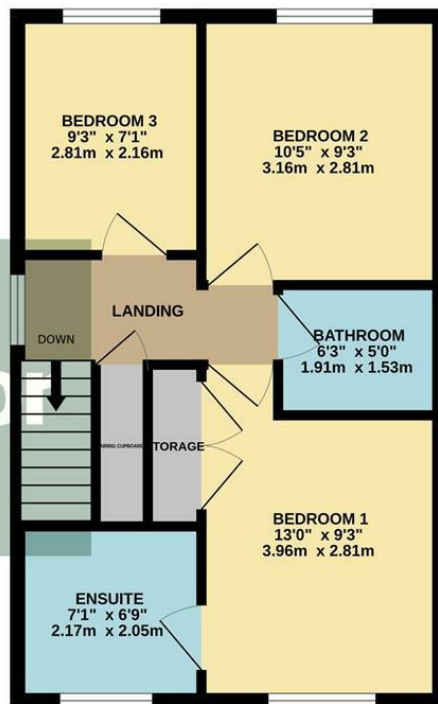
On The Garrison Estate there is an annual Service Charge of approx £300.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.

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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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

Current: **67** Potential: **85**




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

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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