



# FOR SALE

**Herbert Road,  
Shoeburyness SS3 9JR**

**£335,000 Freehold Council Tax Band - C**

- Two Bedroom Semi-Detached Home
- Three Reception Rooms
- Large Lounge Area
- Fitted Kitchen With Space For Appliances
- Large Rear Garden
- Two Double Bedrooms
- Three Piece Bathroom
- Close To Seafront
- Local Amenities Nearby
- Driveway With Parking For Several Vehicles

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

**appointmoor**

## Description

Located on the charming Herbert Road in Shoeburyness, Southend-On-Sea, this delightful two-bedroom semi-detached house is a gem waiting to be discovered. Boasting not just one, but three reception rooms making it a great space for entertaining guests, you'll be greeted by two cosy double bedrooms, perfect for a good night's sleep. The property also features a three piece bathroom, ensuring convenience and comfort for all residents.

With a generous 919 sq ft of space, this home provides a comfortable and inviting atmosphere. The large rear garden with a summerhouse is an ideal spot for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family. Conveniently offering parking for two vehicles, you'll never have to worry about finding a spot after a long day out. Additionally, being close to the seafront and local amenities, you'll have everything you need right at your doorstep.

### Porch

Double glazed obscure panelled door to entrance, tiled flooring, double glazed obscure window to front aspect, wall mounted lighting.

### Hallway

Carpet flooring, double glazed obscure window internal window to rear aspect, pendant lighting.

### Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, storage cupboard, picture rail, ceiling rose, pendant lighting.

### Kitchen

Carpet flooring, double glazed window to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, space and plumbing for washing machine, space for cooker with extractor over, radiator, ceiling mounted lighting.

### Dining Room

Carpet flooring, radiator, single glazed French doors to conservatory, picture rail, coving to ceiling, pendant lighting.

### Conservatory

Tiled flooring, double glazed windows to rear aspect, double glazed obscure door to rear aspect, wall mounted lighting.

### Landing

Carpet flooring, double glazed obscure window to side aspect, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed windows to front aspect, picture rail, ceiling rose, pendant lighting.

### Bedroom 2

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

### Bathroom

Carpet flooring, radiator, double glazed obscure window to rear, panelled bath with shower system over, W/C, hand basin, coving to ceiling, pendant lighting.

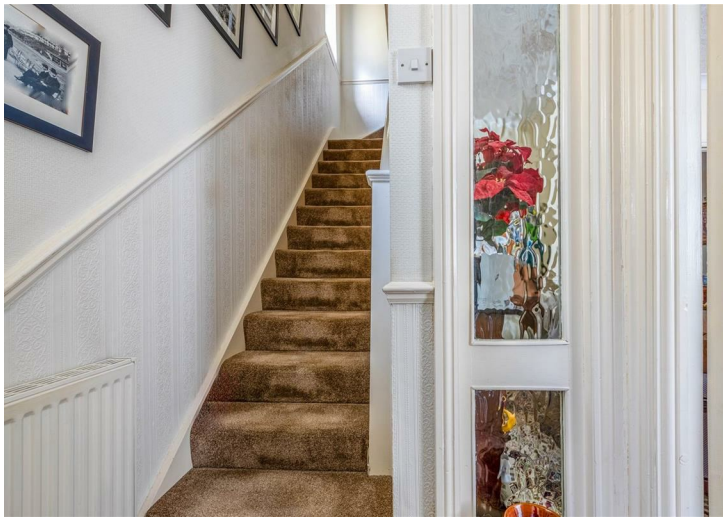
### Rear Garden

Laid lawn, patio seating area, shrubs and flower beds, mature trees, brick built summerhouse, side access.

### Front Of Property & Parking

Block paved driveway with parking for several vehicles.

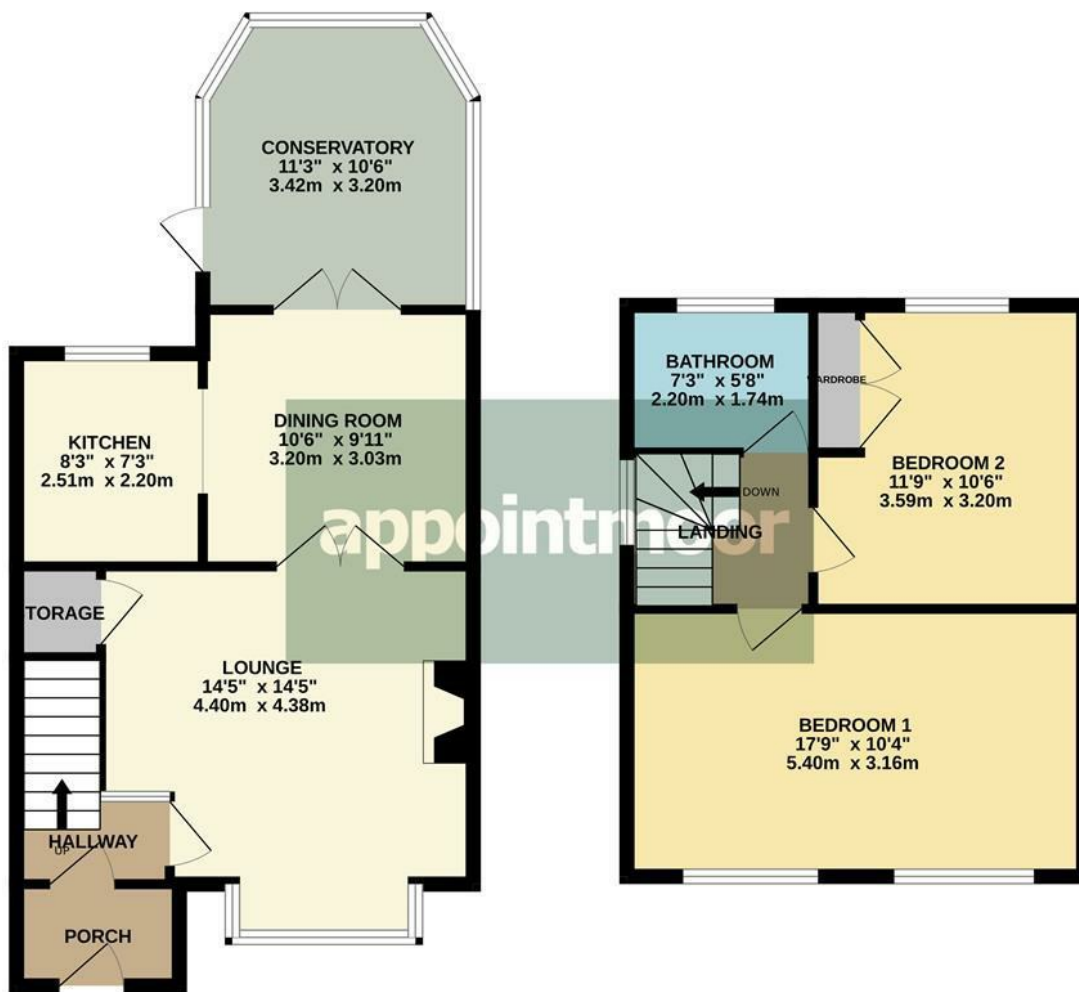






GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

- [facebook.com/appointmoor](https://facebook.com/appointmoor)
- [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
- [twitter.com/appointmoor](https://twitter.com/appointmoor)
- [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)