



FOR SALE

**Herbert Road,
Shoeburyness SS3 9JR**

Asking Price £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.

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Description

****LARGE REAR GARDEN****

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 828 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

6'3" x 3'11" (1.93 x 1.20)

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

Hallway

8'9" x 5'11" (2.68 x 1.82)

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

Lounge

14'5" x 14'4" (4.40 x 4.38)

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

Kitchen

8'2" x 7'2" (2.51 x 2.20)

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

10'9" x 9'10" (3.30 x 3.02)

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

Conservatory

11'2" x 10'5" (3.42 x 3.20)

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

Landing

7'2" x 6'0" (2.20 x 1.85)

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

Bedroom 1

17'8" x 10'4" (5.40 x 3.16)

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

Bedroom 2

11'9" x 10'5" (3.59 x 3.20)

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

Bathroom

7'2" x 5'8" (2.20 x 1.74)

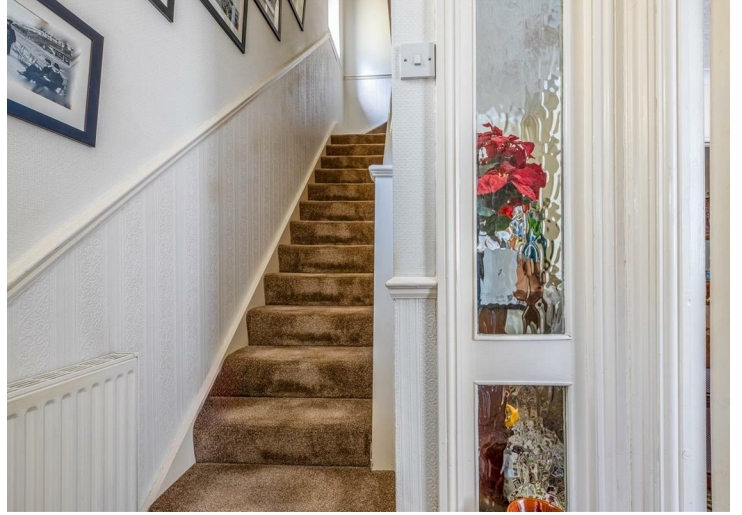
Carpet flooring, radiator, double glazed obscure window to rear, panelled bath with shower system over, W/C, hand basin, coving to ceiling, pendant lighting.

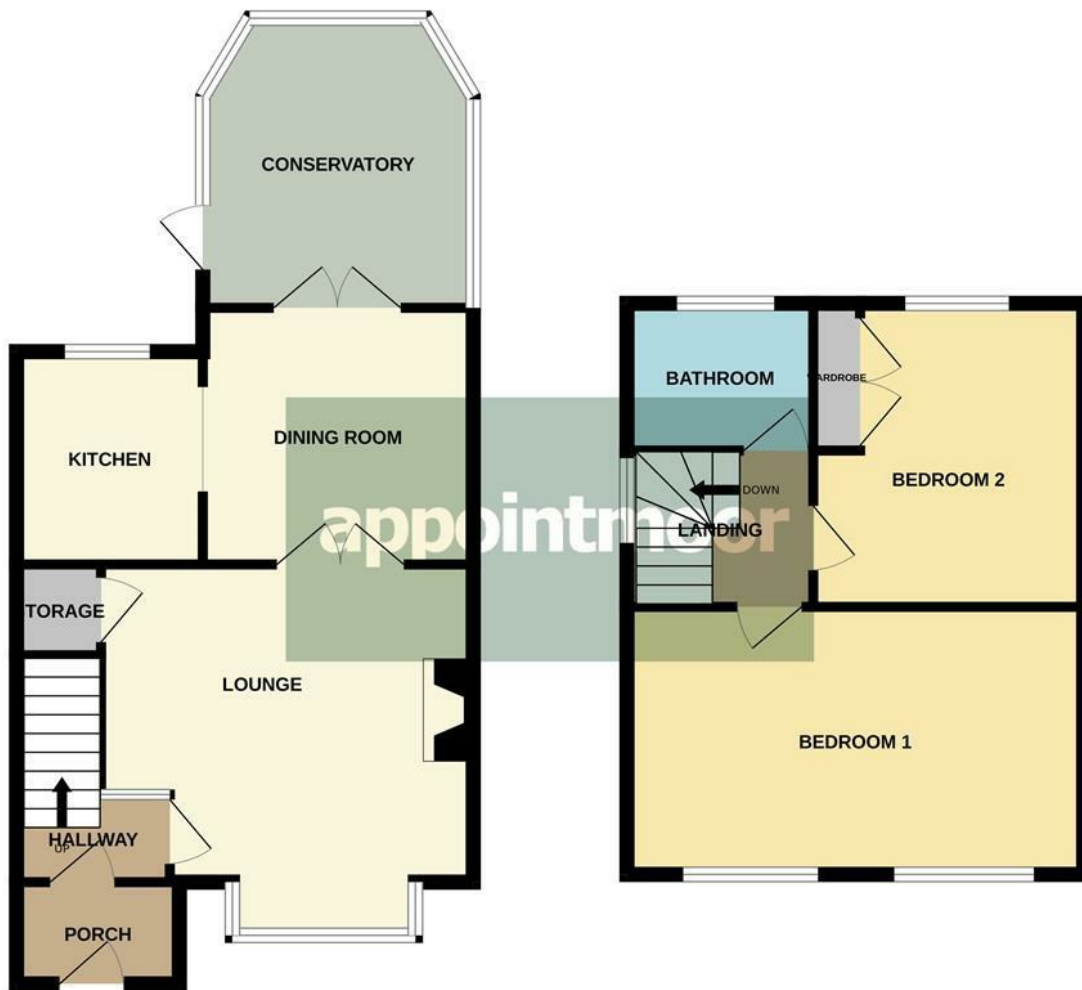
Rear Garden

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.





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	

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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