

21 Bray Court, Shoeburyness, Essex, SS3 8TZ
Price Guide £350,000

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Estate Agents



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Council Tax Band: D

* £350,000 - £375,000 * Well presented three bedroom end of terrace family home in Shoeburyness close to amenities, schools and transport links. Boasting spacious living accommodation throughout, a large rear garden, a garage and one off-street parking space.

The accommodation comprises an entrance hall, large lounge with direct access to the rear, a bay fronted kitchen/diner and a WC on the ground floor. There are two double bedrooms, one single bedroom and a modern three piece shower room on the first floor. Further benefits include double glazing, gas central heating, one off-street parking space to the front, a garage and a well landscaped rear garden.

Bray Court is a quiet residential road in Shoeburyness close to ideal shops and eateries, as well as well-regarded schools, parks and award winning beaches. Bus connections are within easy reach, whilst Shoeburyness Train Station guarantees you a seat on all trains travelling into London.

Entrance Lobby

Upvc double glazed front door opening to the entrance lobby and hall beyond with the stairs leading to the first floor.

Guest w.c

Refitted with a low level w.c, wash hand basin with a vanity unit and tiled splashbacks, heated towel rail, Upvc double glazed obscure window facing the side, tiled floor.

Kitchen/Diner

11'8" x 11'6"

Fitted with a range of wall and base level units and drawers, fitted rolled edge work surfaces and breakfast bar, single sink and drainer unit with a mixer tap, tiled splashbacks, electric oven, gas hob with an overhead extractor, space for a fridge/freezer, dishwasher and washing machine, uPVC double glazed bay window facing the front with space for a dining table, cupboard housing the gas combination boiler, tiled floor, radiator.

Living Room

15'5" x 13'8"

Upvc double glazed French doors to the rear and opening to the garden, Upvc double glazed window facing the rear, smooth plastered walls and ceiling, coved ceiling, built-in under stair storage cupboard, engineered wood flooring, two radiators.

First Floor Landing

Loft access, built-in linen/storage cupboard, coved ceiling, balustrade, access to the first floor accommodation. Doors to:

Bedroom One

13'1" x 9'1"

Upvc double glazed window facing the front, fitted wardrobes to one wall, smooth plastered walls and ceiling, coved ceiling, spotlights, radiator.

Bedroom Two

8'10" x 8'5" max

Upvc double glazed window facing the rear and overlooking the garden, built-in double wardrobe, smooth plastered walls and ceiling, coved ceiling, radiator.

Bedroom Three

8'10" x 6'9"

Upvc double glazed window facing the rear and overlooking the garden, built-in double wardrobe, smooth plastered walls and ceiling, coved ceiling, laminate wood effect flooring, radiator.

Shower Room/w.c

8'0" x 4'9"

Refitted with a corner style shower, low level w.c, wash hand basin with a vanity unit, heated towel rail, Upvc double glazed obscure window facing the side, tiled walls, tiled floor, spotlights, extractor fan.

Rear Garden

Large angled shaped garden measuring some 45 feet by 40 feet and commencing with a paved patio area access by French doors from the living room, lawn with shingled flower beds to the borders and a raised bed to the rear, personal door to the garage, further secluded garden area to the side of the garages to make an ideal storage area with a shed, external power points throughout the garden.

Front

A blocked paved area to the front of the house give a parking area for a small car. Access to:





Garage

Up and over style garage door, personal door to the rear opening to the garden, power and lighting.



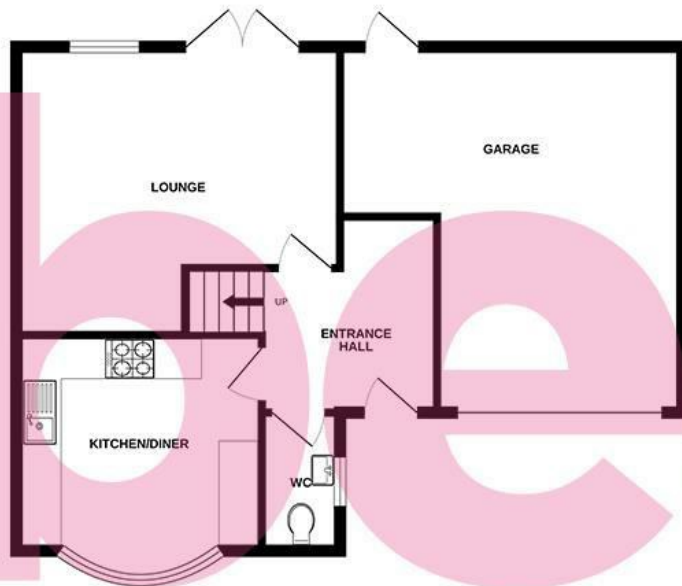
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GROUND FLOOR
 61.2 sq.m. (659 sq.ft.) approx.



1ST FLOOR
 34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA: 95.5 sq.m. (1028 sq.ft.) 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			88
(81-91) B			
(69-80) C		74	
(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	