

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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14 Shillingstone, Shoeburyness

In Excess of £295,000





Charming 2-bed mid-terrace in a popular residential area. Features 2 reception rooms, fitted kitchen, dining room. Good size rear garden with shed and off-street parking for 2 cars. Convenient location with quick access to amenities. No onward chain. Great for families/first-time buyers.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No onward chain
- Two bedroom mid terraced house
- Fitted kitchen
- Family bathroom
- Off street parking to front
- Good size rear garden
- Easy access to Asda Superstore
- In close proximity to Private & Grammar Schools
- Bournes Green School Catchment



**Lead light entrance door to:**

**Entrance Hall**

Stairs to first floor, radiator, door to:

**Lounge**

14' 2" x 9' 3" (4.32m x 2.82m)

Double glazed lead light window to front, one radiator, coving to textured ceiling, understairs storage cupboard and double glazed doors to:

**Dining Room**

8' 8" x 6' 3" (2.64m x 1.91m)

Double glazed window to rear and doors giving access to the garden, coving to textured ceiling.

**Kitchen**

8' 8" x 5' 2" (2.64m x 1.57m)

Double glazed window to rear overlooking the garden, stainless steel sink unit with mixer taps inset into worktop, base and eye level units, built in gas hob with extractor fan above and separate oven below, recess for fridge/freezer, plumbing for washing machine, wall mounted boiler for hot water and gas central heating, textured ceiling.

**First Floor Landing**

Loft hatch and textured ceiling.

**Bedroom 1**

12' 5" x 9' 4" (3.78m x 2.84m)

Double glazed window to rear, one radiator, textured ceiling.

**Bedroom 2**

9' 7" x 7' 9" (2.92m x 2.36m)

Increasing to 12'11 into recess. Double glazed window to front, one radiator, textured ceiling, built in cupboard.

**Bathroom**

6' 8" x 6' 1" (2.03m x 1.85m)

Comprises of a panelled bath with mixer taps and shower attachment, low flush WC, wash hand basin, textured ceiling with extractor fan.







#### **REAR GARDEN**

Patio area leading to lawned garden with shed to rear and rear gate access.

#### **OFF STREET**

2 Parking Spaces

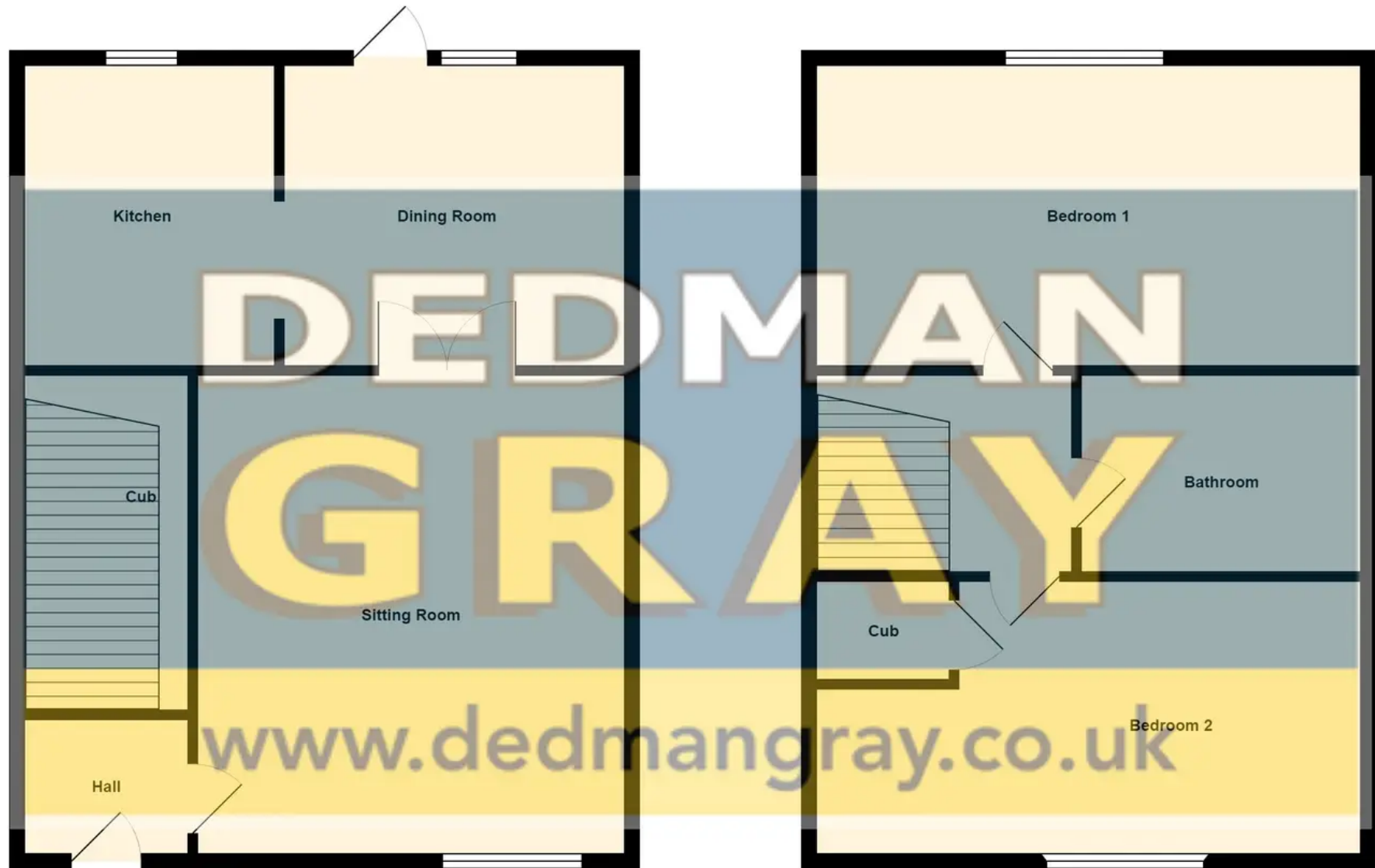
Off street parking to front for two cars.

#### **OFF STREET**

2 Parking Spaces

We are advised by the vendor that there is off street parking for 2 cars





All measurements are approximate and for display purposes only





## Dedman Gray

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