

**DEDMAN
GRAY**

www.dedmangray.co.uk

141 Waking Road, Shoeburyness

Asking Price: £330,000



Charming 2-bed semi-detached cottage with modern comforts & traditional charm. Spacious lounge, kitchen/diner, ground floor shower room, ample storage, detached garage with off-street parking. Easy maintainable rear garden, detached garage, further 60' garden, close to station & beach.

Council Tax band: C

Tenure: Freehold

- 2 Double bedroom semi detached cottage
- Lounge to front
- Fitted kitchen/diner
- Ground floor shower room
- Detached garage to rear with off street parking
- Easy access to the station and beach
- Courtyard garden with further approx 60' garden

Entrance Porch

With further glazed door leading to:

Hall

Stairs to first floor, laminated flooring

Lounge 14' 8" x 10' 7" (4.47m x 3.23m)

Double glazed lead light windows to front, feature fireplace, coving to smooth plastered ceiling, radiator.

Kitchen/Diner

14' 8" x 10' 7" (4.47m x 3.23m)

Double glazed window to rear and further obscure double glazed window to side, range of base and eye level units with slow closing drawers, integrated NEFF dishwasher, built in electric 4 ring hob and separate fan assisted double oven, microwave, granite worktop with built in granite effect sink unit with mixer taps, laminate flooring, feature island with granite worktop with storage below, walk in larder cupboard, smooth plastered ceiling with downlights, door to:

Inner Hall

Obscure double glazed door to rear, radiator, tiled floor, smooth plastered ceiling, eye level cupboards, cupboard housing plumbing for washing machine with storage above.

Ground Floor Shower Room

Obscure double glazed window to rear, walk in shower cubicle with rainfall shower over, low flush wc, vanity unit with mixer taps, tiled floor, smooth plastered ceiling.

First Floor Landing

Loft hatch, smooth plastered ceiling.

Bedroom 1 12' 6" x 10' 8" (3.81m x 3.25m)

Double glazed lead light window to front with views overlooking the field, radiator, fitted wardrobes with sliding mirror doors to one wall, coving to smooth plastered ceiling.

Bedroom 2 15' 4" x 10' 9" (4.67m x 3.28m)

Double glazed window to rear, radiator, coving to smooth plastered ceiling, built in cupboard housing the boiler (which we have been advised by the vendor is only 18-months old).





REAR GARDEN

Easy maintainable rear garden with paved patio area, rear gate access which leads to another garden over a shared driveway to a detached garage and gate to a further garden which is approximately 60' in depth.

GARAGE

Single Garage

Detached garage with up and over door to front and access is via side driveway that allows access to neighbours.





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