



AYLESBEARE SHOEBURYNES

GUIDE PRICE £450,000
FREEHOLD

** PRETTY NO THROUGH ROAD LOCATION OPPOSITE AN ATTRACTIVE GREEN - POPULAR BISHOPSTEIGNTON DEVELOPMENT - GUIDE PRICE £450,000-£475,000 ** RP&C Estate Agents are delighted to offer for sale with no onward chain, this fully detached house with three generous size bedrooms and a large rear garden. There is ample opportunity to extend if desired, subject to the usual planning consents.



- Pretty no through road location opposite an attractive green
- Fully detached house
- Three generous bedrooms

The accommodation comprises: Entrance hallway, modern shower room (the shower room is converted from the original garage, the garage remainder would make an ideal home office/playroom), large lounge/diner and a fitted kitchen. To the first floor there three generous size bedrooms of which two enjoy views over the green to the front. Furthermore there is a shower room.

Further benefits include double glazed windows, gas central heating and a wonderful size rear garden. An independent driveway provides parking with the remainder is laid to lawn.

Bishopsteignton is a popular location within walking distance of Thorpe Bay Broadway and mainline railway station serving London's Fenchurch Street line. Highly regarded schools are also close by.

Entrance Hallway

Modern Shower Room (part converted from garage)

8'10 x 5'2

Garage Remainder

10'5 x 9'2

This would make an ideal home office/play room.

Dual Aspect Lounge/Diner

28'1 x 11'6 max

Fitted Kitchen

11'6 x 9'5

First Floor Landing

10'2 x 9'0

Dual Aspect Bedroom One

13'6 x 10'8

Built-in wardrobes and views across the greenery to the front.

Dual Aspect Bedroom Two

16'2 x 9'4

views over the pleasant green.

Bedroom Three

8'9 x 8'3

Shower Room

8'9 x 5'2



- Luxury ground floor shower room • Large lounge/diner & fitted kitchen • First floor shower room • Great size rear garden

West Facing Garden

Generously laid to lawn, fencing to boundaries, screened with mature trees and conifers, personal door to the remainder of the garage and side access. The garden measures some 60 feet by 35 feet.

Frontage

An independent driveway provides parking.

Agents Note

The property has had cavity wall insulation. This was installed in 1991. The boiler has also recently been serviced.



- Independent driveway • Great extension potential (subject to planning consents) • No onward chain





Additional Information

Local Authority	-	Floor Area	- sq ft
Council Tax	- Band	Tenure	- Freehold
Viewings	- By		
Appointment Only			



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP&C.
RICKY, PLANT & CHEN-PORTER