



AYLESBEARE

SHOEBURYNESS, SS3 8AG

GUIDE PRICE £475,000
FREEHOLD

**** PRETTY NO THROUGH ROAD LOCATION OPPOSITE AN ATTRACTIVE GREEN - POPULAR BISHOPSTEIGNTON DEVELOPMENT **** 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.

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AYLESBEARE

- Pretty no through road location opposite an attractive green
- Fully detached house
- Three generous bedrooms
- Luxury ground floor shower room
- Large lounge/diner & fitted kitchen
- First floor shower room
- Great size rear garden
- Independent driveway
- Great extension potential (subject to planning consents)
- No onward chain



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)

Garage Remainder

This would make an ideal home office/play room.

Dual Aspect Lounge/Diner

Fitted Kitchen

First Floor Landing

Dual Aspect Bedroom One

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

Dual Aspect Bedroom Two
views over the pleasant green.

Bedroom Three

Shower Room

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.

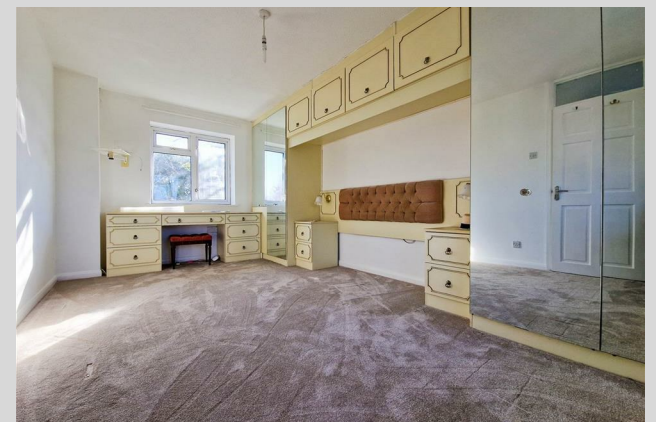
Frontage

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.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

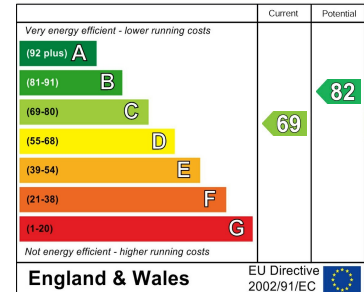




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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