

# Ist Call

SALES AND LETTINGS



**Blyth Avenue, Shoeburyness, SS3 9NL**

**£345,000**

This deceptively spacious terraced family home has recently undergone refurbishment and offers a newly fitted kitchen/ diner and a cosy front lounge as well as a newly fitted shower room and utility room to the ground floor. Upstairs you will find three good sized bedrooms as well as an additional nursery bedroom that could also make a great home office and a newly fitted family bathroom. With new double glazing throughout as well as a new gas central heating system this beautifully presented property also benefits from a south facing rear garden and is situated within easy access of local schools, shops, rail station and Shoeburyness East Beach. Viewing advised.

## Accommodation Comprising

Newly fitted composite door leading to...

### Entrance Hall



Staircase to first floor, radiator, two double glazed windows to front, laminate wood flooring, doors off to...

### Utility Room 6'5 x 5'7 (1.96m x 1.70m)

Fitted base units with working surfaces over, space and plumbing for washing machine, matching wall mounted units...

### Lounge 12'8 x 10'11 (3.86m x 3.33m)



Double glazed window to front, vertical radiator, feature tiled fireplace with inset electric fire, coved ceiling, opening to...



### Kitchen/ Diner 19'6 x 8'4 (5.94m x 2.54m)



Comprehensive range of recently fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, space for cooker, space and plumbing for dishwasher, matching range of wall mounted units one housing the gas central heating & hot water boiler, tiled splashbacks, vertical radiator, laminate wood flooring, double glazed french doors and window to rear...



## Shower Room



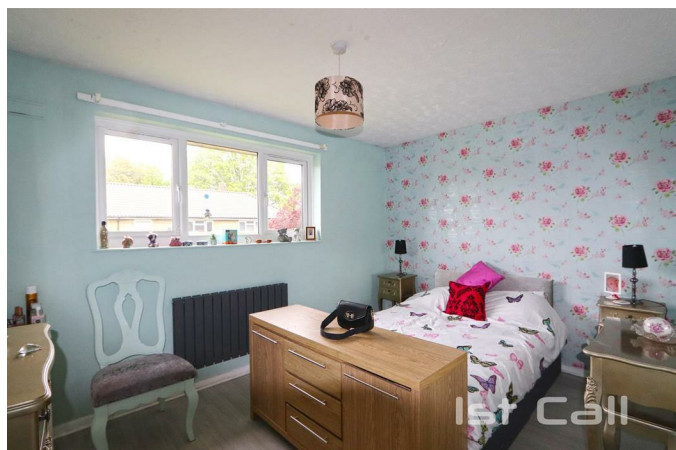
Newly fitted white suite comprising enclosed fully tiled shower cubicle, vanity wash hand basin, low level W.C., tiled splashbacks and flooring, obscure double glazed window to rear...



## First Floor Landing

Loft access, doors off to...

## Bedroom 1 12'9 x 10'7 (3.89m x 3.23m)



Double glazed window to front, radiator, large built in wardrobe cupboard...

**Bedroom 2 10'1 x 9'10 (3.07m x 3.00m)**



Double glazed window to rear, radiator, laminate wood flooring...

**Bedroom 3 10'9 x 6'5 (3.28m x 1.96m)**



Double glazed window to front, radiator, laminate wood flooring...

**Nursery/ Home Office 8'7 x 4'8 (2.62m x 1.42m)**



Double glazed window to rear, radiator...

**Bathroom**



Modern white suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to rear...

## Externally

### Front Garden

Mostly laid to lawn with path to front door...

### Rear Garden



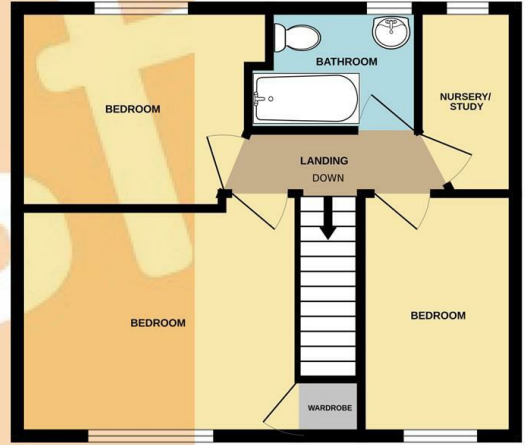
South facing approx. 60' in depth comprising paved patio area, remainder mostly laid to lawn...

# Floor Plan

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



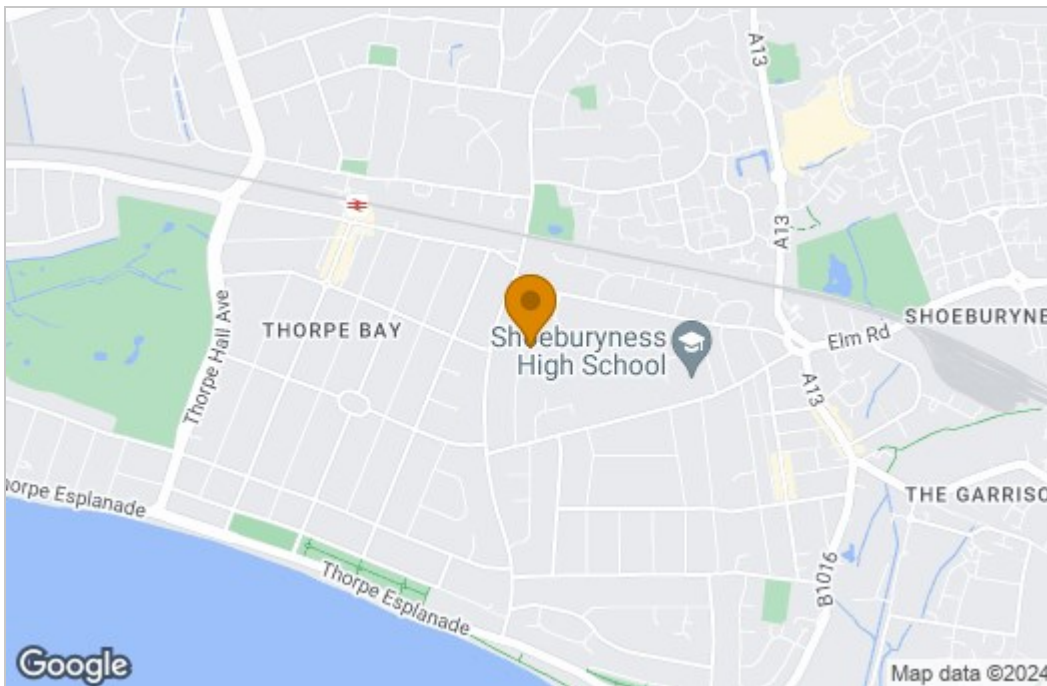
1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



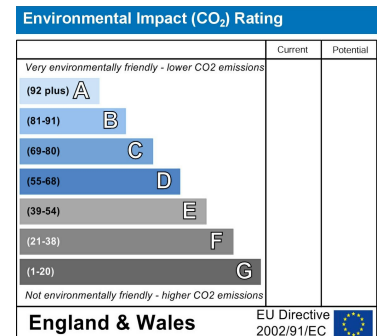
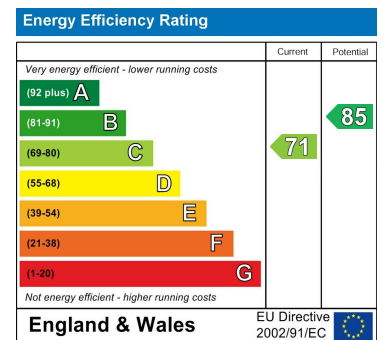
TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



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