

# Ist Call

SALES AND LETTINGS



## Sandpiper Close, Shoeburyness, SS3 9YN

**£325,000**

Offered with no onward chain is this charming three bedroom terraced house situated in a popular location close to local shops and schools and benefitting from a pretty west facing rear garden and garage. Upon entering via the porch, you are greeted by a spacious open plan lounge/ diner with patio doors to the rear garden and access to the modern fitted kitchen. Upstairs there are three bedrooms all with built in storage as well as a family bathroom. With gas central heating and double glazed windows throughout, we would recommend an internal viewing.

### Accommodation Comprising

uPVC double glazed door providing access to...

### Storm Porch

Double glazed windows to side and front aspects, built in meter cupboard, part glazed door to...

Lounge/ Diner 26'11 x 15'2 < 8'6 (8.20m x 4.62m < 2.59m)



### Lounge Area



Large double glazed window to front, radiator, feature electric fireplace, staircase to first floor, open plan to...

### Dining Area



Double glazed sliding patio doors to rear garden, radiator, large built in understairs storage cupboard, door to...

Kitchen 12'10 x 6'4 (3.91m x 1.93m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with matching extractor hood over, separate integrated eye level electric oven, space and plumbing for washing machine and space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered ceiling, double glazed window to rear...



### First Floor Landing

Loft access, built in cupboard housing gas central heating and hot water boiler, doors off to...

### Bedroom 1 14'5 x 8'11 (4.39m x 2.72m)



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

### Bedroom 2 10'1 x 7'5 (3.07m x 2.26m)



Double glazed window to rear, radiator, built in wardrobe cupboard...

### Bedroom 3 9'3 x 6'1 (2.82m x 1.85m)



Double glazed window to rear, radiator, built in wardrobe cupboard...

### Bathroom



Fully tiled walls with modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, smooth plastered ceiling, obscure double glazed window to rear...

### Externally



### Front Garden

Mostly laid to lawn with paved path to front door and offering potential for off street parking subject to the necessary planning consent being sought and granted...

## Rear Garden



Approx. 35' in depth, west facing with small artificial lawn, remainder mostly paved with established raised flower/ shrub borders, gate to rear and double glazed door providing access to...

## Garage 16' x 8'11 (4.88m x 2.72m)



With up and over door, power and light connected...

# Floor Plan

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

1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



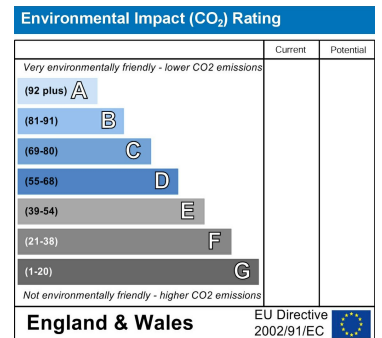
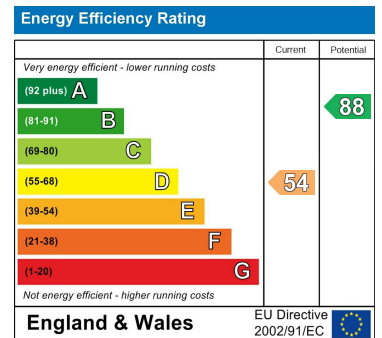
TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

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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