

# Ist Call

SALES AND LETTINGS



**Watkins Way, Shoeburyness, SS3 9NX**

**£265,000**

This two bedroom semi detached house is in need of some cosmetic improvements but in our opinion would make a great first time or investment purchase. Being offered with no onward chain the property benefits from a spacious lounge with patio doors leading onto the private rear garden whilst there is also a good sized kitchen and cloakroom to the ground floor. Upstairs you will find two large double bedrooms and a bathroom whilst the property further benefits from double glazed windows throughout, gas central heating and a neighbouring garage. Viewing advised.

## Accommodation Comprising

Front door to...

### Entrance Hall

Staircase to first floor, radiator, doors off to...

### Kitchen 11'2 x 6'6 (3.40m x 1.98m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, radiator, tiled splashbacks, wall mounted gas central heating & hot water boiler, tiled flooring, double glazed window to front...



### Cloakroom



White low level W.C., wall mounted wash hand basin, radiator, obscure double glazed window to front...

### Lounge 13'4 x 12'9 (4.06m x 3.89m)



Double glazed sliding patio doors to rear garden, radiator...



### First Floor Landing

Loft access, built in storage cupboard, doors off to...

### Bedroom 1 12'9 x 9'3 (3.89m x 2.82m)



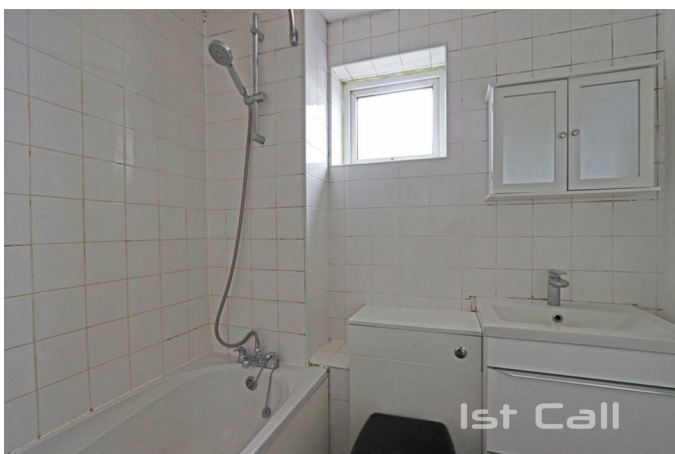
Two double glazed windows to rear, radiator...

### Bedroom 2 12'9 x 9'3 max overall (3.89m x 2.82m max overall)



Two double glazed windows to front, radiator, built in storage/ wardrobe cupboard...

### Bathroom



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

### Externally



### Rear Garden

Comprising paved patio area, remainder mostly laid to lawn, gate providing side access...

### Garage

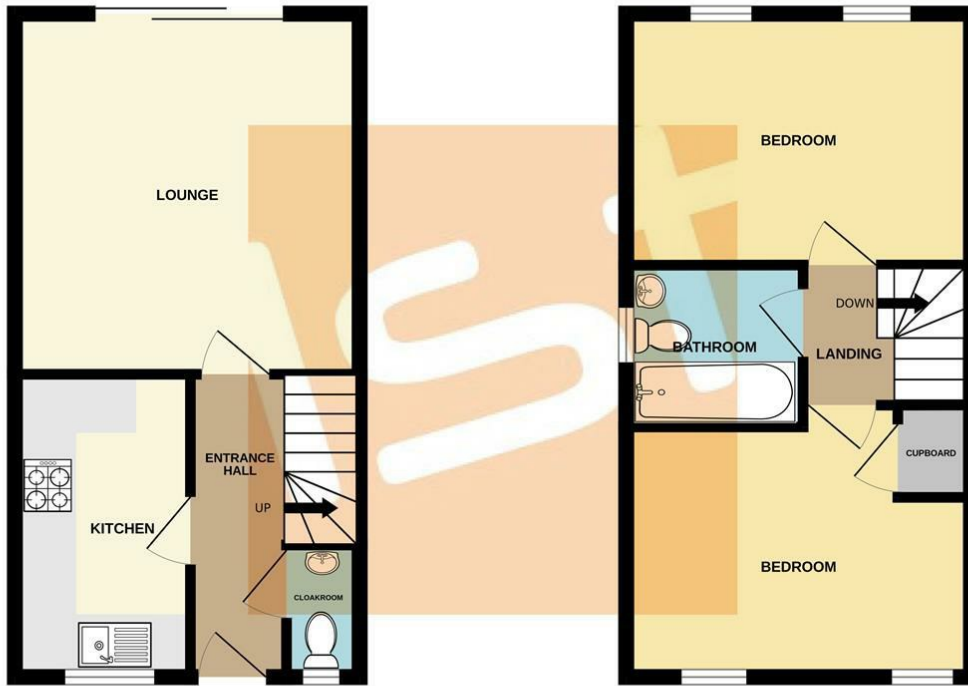


Located in block neighbouring the property, with up & over door...

# Floor Plan

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



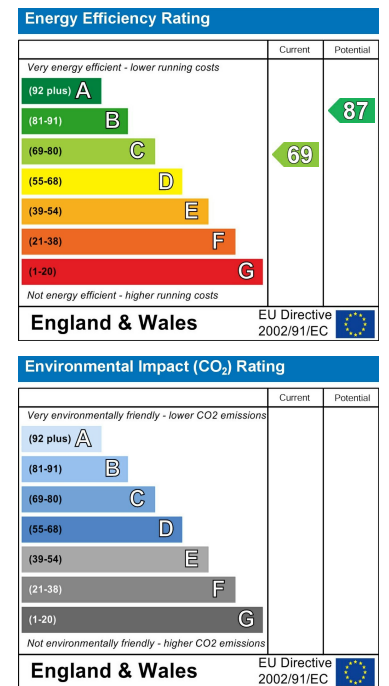
TOTAL FLOOR AREA : 623 sq.ft. (57.8 sq.m.) approx.

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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