



Brown & Brand



**Herongate**  
Shoeburyness, Southend-on-Sea, SS3 9SJ

- End Of Terrace Two Bedroom House
- Cul-De-Sac Location
- Ideal First Time Buyer or 'Buy To Let' Investment
- End Of Chain

**£295,000**





## Property Description

Located in a quiet and highly convenient residential area of Shoeburyness, this beautifully presented modern home is a standout choice for first-time buyers or small families and offered with NO ONWARD CHAIN.

The ground floor welcomes you with an inviting entrance hallway, leading to a modern fitted kitchen and a spacious lounge designed for relaxation. To the rear, the home expands into a bright conservatory an ideal dining room which opens directly onto a south-backing garden that acts as a private sun trap. Also offers via side gate access to your own secure allocated parking space to the rear of the property.

Upstairs, the property continues to impress with two generous double bedrooms and a clean, contemporary white three-piece bathroom suite.

Ideally positioned for everyday convenience, the property is perfectly placed for the daily commute and weekly shop, with the Asda superstore just moments away. Well-regarded local Senior and Junior schools are also within easy reach.

Viewing is highly recommended through the sole agents to fully appreciate this turnkey home in a prime location.





## ACCOMMODATION

Approached via a canopy porch, UPVC front door with attractive leaded light inserts opens into a warm and welcoming entrance hall.

## ENTRANCE HALLWAY

Carpeted staircase rising to the first-floor accommodation with useful understairs storage. Radiator. Wood-effect cushioned flooring throughout. Storage cupboard housing the gas and electric meters. Textured ceiling. Doors provide access to the all-other ground-floor rooms.

## KITCHEN

9' 4" x 6' 3" (2.84m x 1.91m) Kitchen fitted with a range of high-gloss white base and eye-level units with rolled-edge work surfaces incorporating a one-and-a-half bowl sink unit with mixer tap. Four-ring gas cooker with double oven under. Space and plumbing for washing machine. Further appliance space for upright fridge/freezer. Tiled splashbacks. Recently installed wall-mounted combination boiler (2024). Textured ceiling with spotlight light fitting.



## LOUNGE

15' 2" x 12' 5" (4.62m x 3.78m) Double-glazed patio doors opening into the conservatory, providing an excellent level of natural light. Television aerial point. Dado rail. Wall light points. Radiator. Wood-effect flooring. Coving to textured ceiling.

## CONSERVATORY

9' 8" x 6' 11" (2.95m x 2.11m) Windows to all elevations providing an abundance of natural light and a pair of French doors opening onto the rear garden. Ceiling fan/light fitting. Wood-effect flooring.



## FIRST FLOOR ACCOMMODATION

### LANDING

Textured ceiling and access to roof space via loft ladder. Doors giving access through to.

### BEDROOM ONE

10' 6" x 9' 5" (Excluding wardrobes)" (3.2m x 2.87m) Two lead-light double-glazed windows to the front elevation, allowing plenty of natural light. Television aerial point. The bedroom is fitted with a range of floor-to-ceiling wardrobes providing ample hanging and storage space, with additional cupboards above for extra storage. Further access to an airing cupboard with shelving for linen and other essentials. Textured ceiling with central light fitting. Radiator.



### BEDROOM TWO

10' 5" x 8' 2" (3.18m x 2.49m) Lead-light double-glazed window to the rear elevation. The bedroom is fitted with a range of floor-to-ceiling wardrobes along one wall, offering ample hanging and storage space, with additional storage cupboards above. Textured ceiling with pendant light fitting. Wood-effect flooring.



### BATHROOM

Obscure double-glazed window to the side elevation. The bathroom is fitted with a white three-piece suite, comprising an independent shower cubicle with electric shower, pedestal wash hand basin with mixer tap, and close-coupled W/C. Fully tiled walls. Textured ceiling with inset spotlights. Radiator and towel rail. Wood-effect flooring.

### EXTERNALLY

#### REAR GARDEN

The south-facing rear garden, accessed from the conservatory, has been attractively paved in a courtyard style, offering a low-maintenance outdoor space. Slate chipping borders add interest, with fencing to all boundaries ensuring privacy. To the rear of the garden are two garden sheds great for storage. A wooden gate provides side access to both the front and rear of the property, where a secure allocated parking space is available.

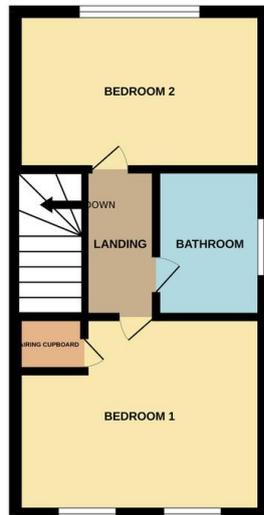
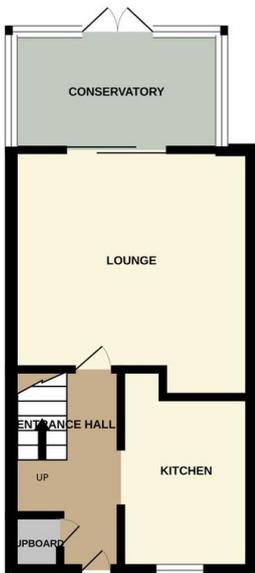


#### FRONT GARDEN

Raised brick-built border to the front, providing space for flowers and shrubs, with a pathway leading to the entrance door.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 guidance 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 is given to their operability or efficiency can be given.  
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Energy performance certificate (EPC)		
3 Herringbone Stone/brickwork 100% (100%) (100%) (100%) (100%)	Energy rating <b>C</b>	Issue date: 8 January 2016 Certificate number: 9368-2263-2566-2796-7700
Property type	End-terrace house	
Total floor area	57 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-epc-rated-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-epc-rated-property-minimum-energy-efficiency-standards-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	← C	← C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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