STUART THOMAS
ESTATES







- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- FITTED KITCHEN
- CLOAKROOM/UTILITY ROOM

31 Eagle Way, Shoeburyness, Southend-on-Sea, SS3 9XZ

Guide Price £280,000

With NO ONWARD CHAIN this TWO DOUBLE BEDROOM FAMILY HOME offers OPEN PLAN LIVING to the ground floor.







Property Description

ENTRANCE LOBBY
Entrance door with a glazed panel leads to the entrance lobby. Built in storage cupboard. Further part glazed door leads to the:-

ENTRANCE HALL
Stairs lead to the first floor. Double radiator.

CLOAKROOM/UTILITY ROOM
Low level wc. Space and plumbing for a washing machine and tumble dryer. Wall mounted gas fired central heating boiler.

LOUNGE
With double glazed french doors leading to the rear garden. Radiator. Understairs storage cupboard. Open plan to the:-

KITCHEN
Fitted with a range of units at eye and base level with work surfaces over. Ceramic hob with an extractor cooker hood over and a built under oven. One and a half bowl single drainer sink unit with a mixer tap over. Double glazed french doors lead to the rear garden. Open plan to the Lounge.

LANDING
Double glazed window to the front. Radiator. Built in storage cupboard.

BEDROOM ONE
Two double glazed windows to the rear. Radiator. Access to the loft.







BEDROOM TWO
Double glazed window to the rear. Radiator. Recess for wardrobe.

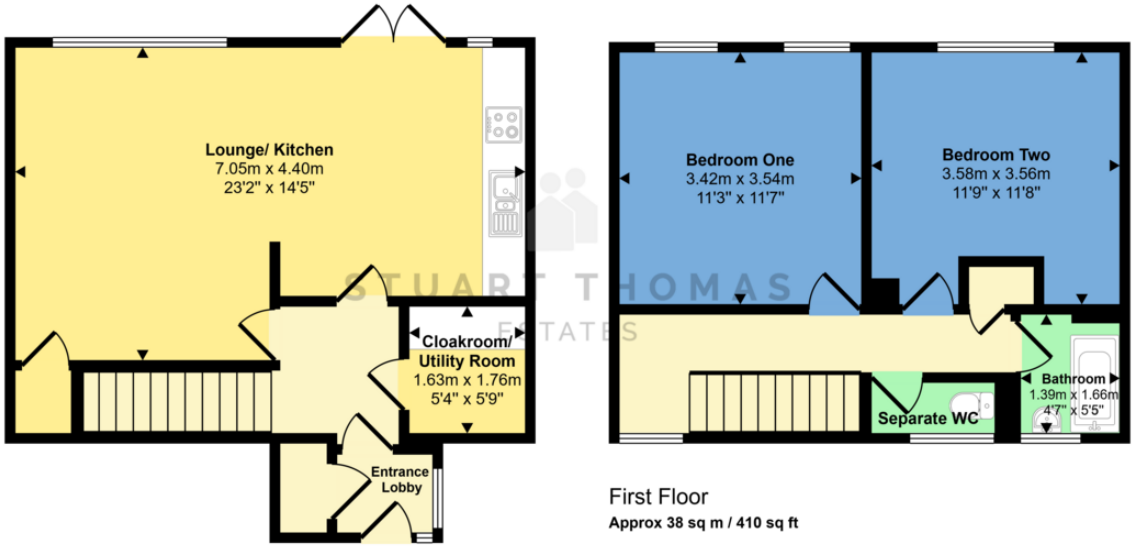
SEPARATE WC
Obscure double glazed window to the front. Low level WC

BATHROOM
With a 2 piece white suite comprising a panelled bath with an electric shower over and screen. Pedestal hand wash basin. Obscure double glazed window to the front. Radiator.

REAR GARDEN
Laid to lawn. Paving. Screen fencing. Garden shed.

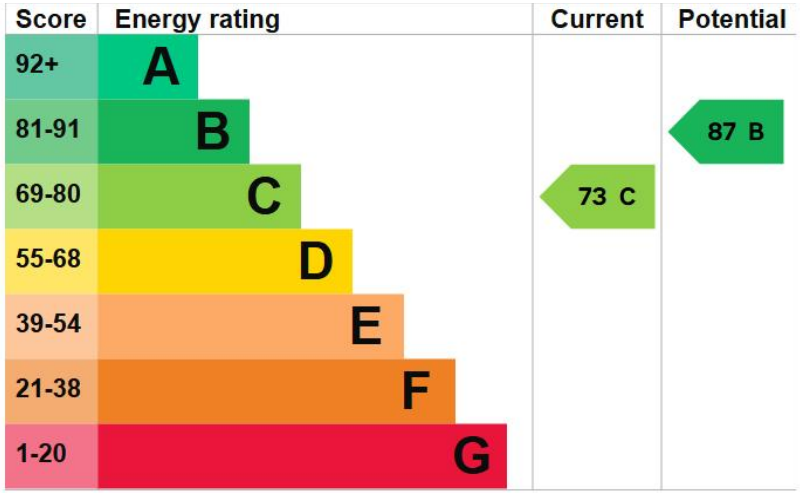
GENERAL
Tenure Freehold
Southend on Sea City Council
Council Tax Band B

Approx Gross Internal Area
80 sq m / 859 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft

First Floor
Approx 38 sq m / 410 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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