



\* £240,000 - £260,000 \* Well-presented two-bedroom end of terrace home offering modern interiors, communal parking and garden, as well as a convenient Shoeburyness location close to the beach and transport links.

- Two Bedroom End of Terrace House
- Kitchen/Diner
- Modern Three Piece Shower Room
- Communal Off-Street Parking
- Easy Reach of Bus Links and Shoeburyness Train Station
- Lounge with Stairs to First Floor
- Double Bedroom with Built-in Storage
- Communal Garden Area
- Double Glazing and Heating via the Air-Conditioning Unit
- Close To Shoebury East Beach, Parks and Schools

## Weaverdale

Shoeburyness

**£240,000**

Guide Price





# Weaverdale



This charming end of terrace house provides comfortable accommodation throughout, ideal for first-time buyers, downsizers, or investors. The property opens into a kitchen/diner which features a useful breakfast bar. A warm and inviting lounge offers stairs to the landing. The first floor comprises a double bedroom with built-in storage, a single bedroom, and a modern three-piece shower room. Externally, residents benefit from a communal garden area to the front and communal off-street parking. Additional features include double glazing and air-conditioning.

Situated on Weaverdale in Shoeburyness, the property falls within the catchment area for Friars Primary School and Nursery and Shoeburyness High School. The home is conveniently located close to local amenities, Shoebury East Beach, parks, bus links, and Shoeburyness Train Station, making it an excellent choice for commuters and those seeking coastal living.

## Two Bedroom End of Terraced House

### Lounge

14'10 x 10'1

### Kitchen/Diner

13'3 x 9'6

## Landing

### Bedroom One

11'8 x 9'10

### Bedroom Two

9'7 x 6'4

### Three Piece Shower Room

6'5 x 6'3

## Communal Garden

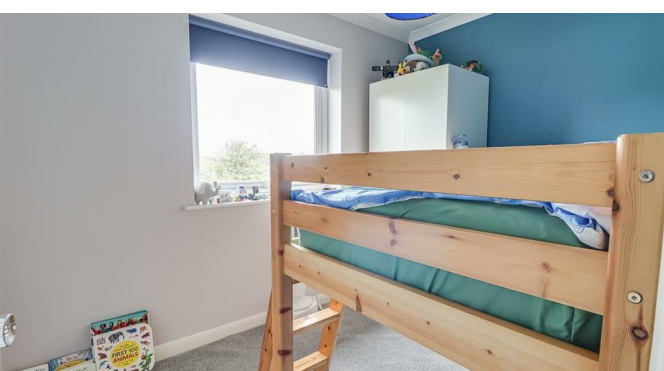
## Communal Parking

### Agents Notes

There is a charge of £30 pcm which is for the upkeep and maintenance of the area.

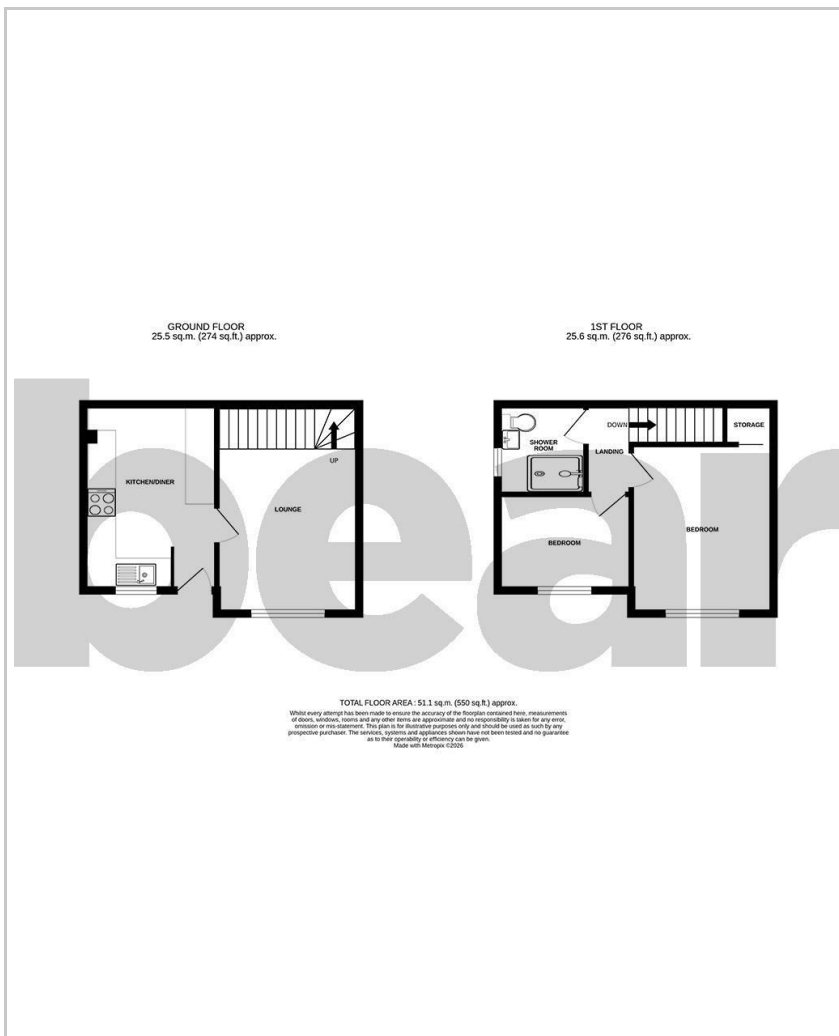
Heating is via the air-conditioning unit which is approximately four years old. The unit has been serviced yearly and came with a 10-year warranty.







## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

