



## 00 Sandpiper Close, Southend-On-Sea, SS3 9YL Offers in excess of £275,000

Attention Buyers – Excellent Opportunity - cash buyer only

Situated in the popular coastal town of Shoeburyness, this spacious semi-detached home is set within a pleasant residential area, conveniently located for local shops, schools, leisure facilities, and transport links. An early inspection is advised.

The accommodation briefly comprises an entrance porch and living room, leading to a modern kitchen offering ample workspace and storage, space for white goods, and a breakfast island. The kitchen opens into a dining room with doors to the rear garden. A conservatory, a ground-floor room/bedroom, and a WC complete the ground floor accommodation.

To the first floor are two well-proportioned bedrooms and a family bathroom, with stairs leading to the loft space.

The property includes a side extension and a loft conversion. Prospective purchasers are advised to make their own enquiries regarding Building Control approval, as further works may be required to obtain final sign-off. The property has been priced reflectively to account for the work required,

Externally, the rear garden is enclosed and features decking, providing a private space to relax and enjoy the outdoors. This home offers versatile living and the potential to create a property that truly suits your needs.



**Disclaimer**

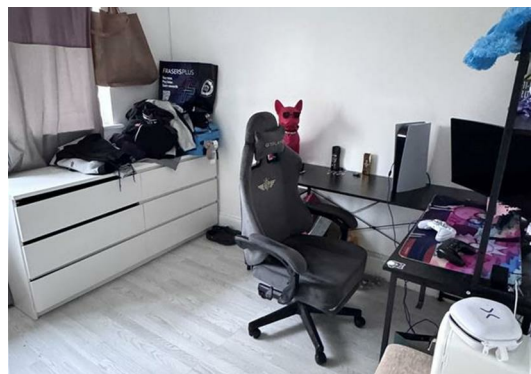
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Agent note**

Please note, we have been advised that some works need to be completed to allow the single storey side extension to be signed off by building control. The loft conversion will also require building regulations sign off. Please speak to Goodmove for further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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