



A hidden treasure - A three bedroom, two reception room duplex apartment/cottage situated within Bournes Green School catchment area. Newly refurbished throughout including brand new kitchen and bathroom. This deceptive property has a great feel and must be viewed to be appreciated.



**Shoebury Road
Thorpe Bay**

Ref: EHW1712

Offers in Excess of £235,000



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

Entrance Courtyard Approached via wrought iron gate with uPVC glazed door leading to:

Lounge 14'9" x 10'7" (4.5m x 3.23m) Double glazed window to rear. Radiator. Stairs leading to first floor with cupboard below. Door to:

Dining Room 10'0" x 9'2" (3.05m x 2.79m) Double glazed window and french door leading to the Conservatory and garden. Radiator. Door to:

Kitchen 8'7" x 7'9" (2.62m x 2.36m) Fitted with a brand new range of contemporary units comprising squared edge work surface with inset enamel sink unit with mixer tap. Cupboards below. Inset four ring ceramic hob with stainless steel extractor hood/chimney above and stainless steel oven below and nest of drawers. Space for fridge/freezer. Space and plumbing for washing machine. Tumble dryer. Wall mounted storage cabinets. Part tiled walls. Double glazed windows to side and rear overlooking the garden.

Conservatory/Rear Lobby Glazed door leading to garden.

First Floor Landing An attractive split level landing with double glazed window to side. Radiator. Access to loft space. Doors to:

Bedroom One 11'2" x 10'2" (3.4m x 3.1m) Double glazed window overlooking the rear garden. Radiator.

Bedroom Two 11'3" x 10'9" (3.43m x 3.28m) overall. Double glazed window to front. Radiator.

Bedroom Three 9'10" x 9'3" (3m x 2.82m) incorporating built-in cupboard housing combination gas fired central heating boiler. Double glazed window overlooking the rear garden. Radiator.

Bathroom/W.C. Fitted with a brand new white suite comprising panelled bath with separately plumbed shower over and fitted shower screen, pedestal wash basin with mixer tap and pop-up waste and low flush w.c. Chrome heated towel rail. Attractive tiled walls. Double glazed window.



Garden The property benefits from its own private and good sized rear garden which is laid mainly to lawn with patio areas and side entrance.

EPC - TBA

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

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