



## Trafalgar Road, Shoeburyness

CHAIN FREE: Castle estate agents are pleased to offer for sale this 2 double bedroom semi-detached house set in this quiet road within easy walking distance to local shops, bus routes, Shoeburyness park and station, this property benefits from 2 receptions and 2 shower rooms.

- 2 Double Bedrooms
- Approx 75ft garden
- 2 Bathrooms
- Double glazed
- Ideal first time purchase
- Semi-detached
- West facing
- 2 Receptions
- Chain free
- Ideal buy to let

**£159,995 Freehold**

## Front aspect

Small front garden with small shrubs, hardwood sliding porch door to hardwood door with frosted glass insets to:

## Hallway

Stairs to first floor, telephone point, wall mounted electric heater, 2 x large storage cupboards, power points, doors to all rooms.

## Lounge 13'10" by 11'6" (4m 22cm x 3m 51cm) Max

2 x Double glazed windows to the front aspect and a hardwood window to the porch, power points, tv point, ceiling rose, feature fire place with wood surround and electric fire inset, telephone point.

## Dining room 12'6" by 10'7" (3m 81cm x 3m 23cm)

Double glazed door and side panelled window to the rear aspect, coving, feature fire place with wood surround, power points, open to kitchen.

## Kitchen 8'8" by 5'9" (2m 64cm x 1m 75cm) Max

Double glazed window to the rear aspect, fully tiled, eye level and base level units, roll top work surfaces, stainless steel single drainer and sink, 4 ring electric hob, with over extractor fan, space for fridge freezer and washing machine.

## Downstairs shower room

3 piece White suite comprising of a low level flush toilet, hand wash basin, shower cubicle with wall mounted mains shower, tiled splash backs, Double glazed frosted window to the rear aspect.

## first floor landing

Doors to all rooms, loft access, power points.

## Bedroom 1 14'11" by 11'0" (4m 55cm x 3m 35cm) Max

Double glazed windows to the front aspect, large storage cupboard, power points.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

## Bedroom 2 12'0" by 9'7" (3m 66cm x 2m 92cm) Max

Double glazed window to the rear aspect, power points.

## Shower room

3 piece White suite comprising of a low level flush toilet, hand wash basin, shower cubicle with wall mounted electric shower, fully tiled, storage cupboard.

## Rear garden

Approx 75ft West facing garden with mature shrubs, 2 x patio areas, outside tap, gated side access, wood shed, green house.



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