



Herongate, Shoeburyness

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer **FOR SALE** this **UP GRADED 2 DOUBLE BEDROOM** end of terraced ideal starter home set in this quiet location within easy walking distance to Shoeburyness STATION, SEA FRONT, ASDA and PARK, benefiting from **OFF STREET PARKING X 2 CARS**.

- 2 Double bedrooms
- Off street parking x 2 cars
- Chain free
- Quiet location
- Double glazing
- End of terrace
- Kitchen/Diner
- Gas central heating
- Close to Station
- Walk to sea front

£290,000 O.I.E.O Freehold

Front aspect

Small front garden with gated side access, outside light and new double glazed front door with frosted glass insets to: PORCH with tiled flooring, coving, double glazed frosted window to side aspect, hardwood front door with frosted glass insets to:

Lounge 14' 9" by 12' 9" (4m 50cm by 3m 89cm), (I)

Coving, dado rail, radiator, power points, tv point, laminated wood flooring, double glazed French doors to rear aspect, under stair cupboard, 2nd storage cupboard and stairs to first floor.

Kitchen/Diner 12' 4" by 7' 5" (3m 76cm by 2m 26cm), (I)

Double glazed window to front aspect with fitted blinds, new White high gloss eye level and base level units incorporating a 5 ring gas range cooker, over extractor fan, boxed edge work surfaces, incorporating a 1 1/4 bowl composite sink with mixer taps, space for washing machine, dish washer and fridge freezer, power points, coving, storage cupboard, new flooring, spot lights.

Landing

Loft access with ladder, power, lighting and boarded, dado rail, power point, doors to all rooms.

Bedroom 1 12' by 9' 6" (3m 66cm by 2m 90cm), (I)

Coving, power points, tv point, radiator, fitted cupboard, double glazed window to side aspect.

Bedroom 2 12' by 8' 5" (3m 66cm by 2m 57cm), (I)

Coving, power points, tv point, radiator, double glazed window to side aspect.

Bathroom 6' 6" by 5' 9" (1m 98cm by 1m 75cm), (I)

Double glazed frosted window to side aspect, fully tiled, radiator, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and wall mounted electric shower over, extractor fan, lino flooring.



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.

Rear garden

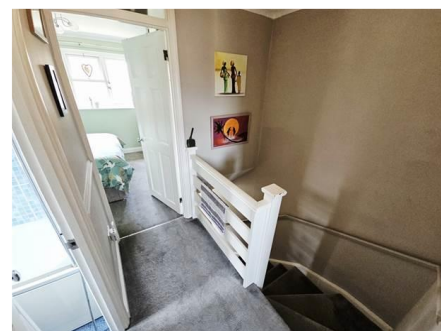
Approx 35ft, mainly laid to lawn, outside tap and light, gated side access, mature side borders, patio area.

Parking space

Parking space adjacent x 2 cars.

Agents notes

Council tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	86
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	86
England & Wales	EU Directive 2002/91/EC	

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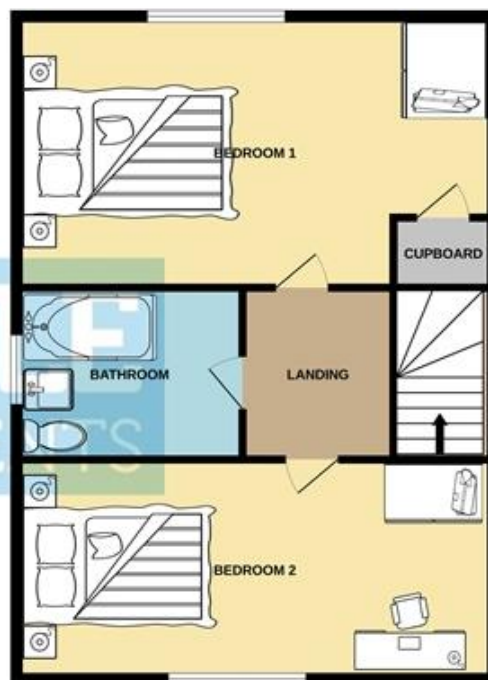


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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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