

## 134 Blyth Avenue, Shoeburyness, SS3 9NL

We are delighted to offer for sale this vacant, three bedroom, ground floor purpose built flat in need of some modernisation and re-decoration. Situated close to local amenities and within half a mile of Thorpe Bay mainline station, with regular services to London Fenchurch Street. Keys held for viewings.



**£165,000 Leasehold**

PURPOSE BUILT GROUND FLOOR FLAT

GAS CENTRAL HEATING

PRIVATE REAR GARDEN

IDEAL INVESTMENT OPPORTUNITY

THREE BEDROOMS

DOUBLE GLAZED

IN NEED OF MODERNISATION

NO ONWARD CHAIN

## ACCOMMODATION COMPRISSES;

Approached via part glazed door with entry phone system into communal hallway. Personal door into:

### ENTRANCE HALL

Wall mounted entry phone.

### LOUNGE 16' 0" x 13' 0" (4.87m x 3.96m)

Double glazed window to the front aspect. Wood effect flooring. Radiator.



### KITCHEN 9' 4" x 7' 0" (2.84m x 2.13m)

Fitted with a range of base and eye-level units with roll edged work surfaces. Single bowl sink unit with mixer tap. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Double glazed window to rear.



### BEDROOM ONE 12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed window to rear aspect. Radiator.



**BEDROOM TWO** 11' 0" x 8' 0" (3.35m x

2.44m)

Double glazed window to front aspect.

Radiator.



**BEDROOM THREE** 8' 3" x 8' 3" (2.51m x

2.51m)

Double glazed window to front aspect.

Radiator.



#### **BATHROOM / W.C**

Comprising panelled bath. Wall mounted wash

hand basin. High flush w.c. Part tiled walls.

Opaque double glazed window to rear.



## OUTSIDE

Private garden with wood panelled fencing to boundaries and side gate. Brick built storage shed.



## INFORMATION

Lease length - 105 years

Ground Rent - £10.00 per annum

Service Charge - £1,899 per annum

EPC Rating - C

Council Tax Band - A

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Scan the QR code to see our  
**properties to BUY**



THESE PARTICULARS ARE FOR GUIDANCE PURPOSES ONLY AND DO NOT FORM PART OF A CONTRACT AND SHOULD NOT BE RELIED UPON FOR THEIR ACCURACY. ALL MEASUREMENTS ARE APPROXIMATE AND SERVICES, FITTINGS AND EQUIPMENT HAVE NOT BEEN TESTED BY US, AND NO WARRANTIES WHATSOEVER ARE GIVEN OR IMPLIED BY US. ALL NEGOTIATIONS TO BE CONDUCTED THROUGH HOPSON PROPERTY SERVICES LTD.