

Ist Call

SALES AND LETTINGS



4 Goya Rise, Essex, SS3 9TE

£299,950

Beautiful 2-bed in quiet Painters Estate cul-de-sac! 14'5" lounge, modern kitchen/diner, secluded garden, garage. Near award-winning beach & station to London. No chain. Perfect first-time buy!

Situated in a quiet cul de sac location within the ever popular Painters Estate is this well presented two bedroom home which is offered with no onward chain. Offering a 14'5 front lounge and modern fitted kitchen/ diner to the ground floor, upstairs you will find two double bedrooms and a modern bathroom. Benefitting from double glazed windows and gas central heating, outside you will find a well kept and secluded rear garden whilst the property also boasts a garage in a nearby block. Making an ideal first time purchase this beautiful home is situated in a fantastic location close to the award winning Shoeburyness East Beach and mainline rail station offering regular services to London Fenchurch Street. Viewing advised.

Accommodation Comprising

Double glazed door providing access to...

Storm Porch

Double glazed to side aspect with front door to...

Lounge 14'5 x 13'11 (4.39m x 4.24m)



Double glazed window to front, staircase to first floor, laminate wood flooring, coved ceiling, door to...



Kitchen/ Diner 13'11 x 11' (4.24m x 3.35m)



Comprehensive range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for electric cooker, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, radiator, laminate wood flooring, double glazed door and window to rear...



First Floor Landing

Built in storage cupboard, coved ceiling with loft access, doors off to...

Bedroom 1 12'9 x 10'8 (3.89m x 3.25m)



Double glazed window to front, radiator, built in wardrobe cupboard, coved ceiling...



Bedroom 2 12'11 x 8'2 (3.94m x 2.49m)



Double glazed window to rear, radiator, coved ceiling...

Bathroom



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., radiator, fully tiled walls and flooring, obscure double glazed window to rear...

Externally



Front Garden

Mostly laid to lawn providing potential for off street parking subject to the necessary planning consent being sought and granted...

Rear Garden



Private and secluded rear garden comprising paved

patio area, remainder mostly laid to lawn with further paved patio area...

Garage



In block with twin timber doors...

Floor Plan

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

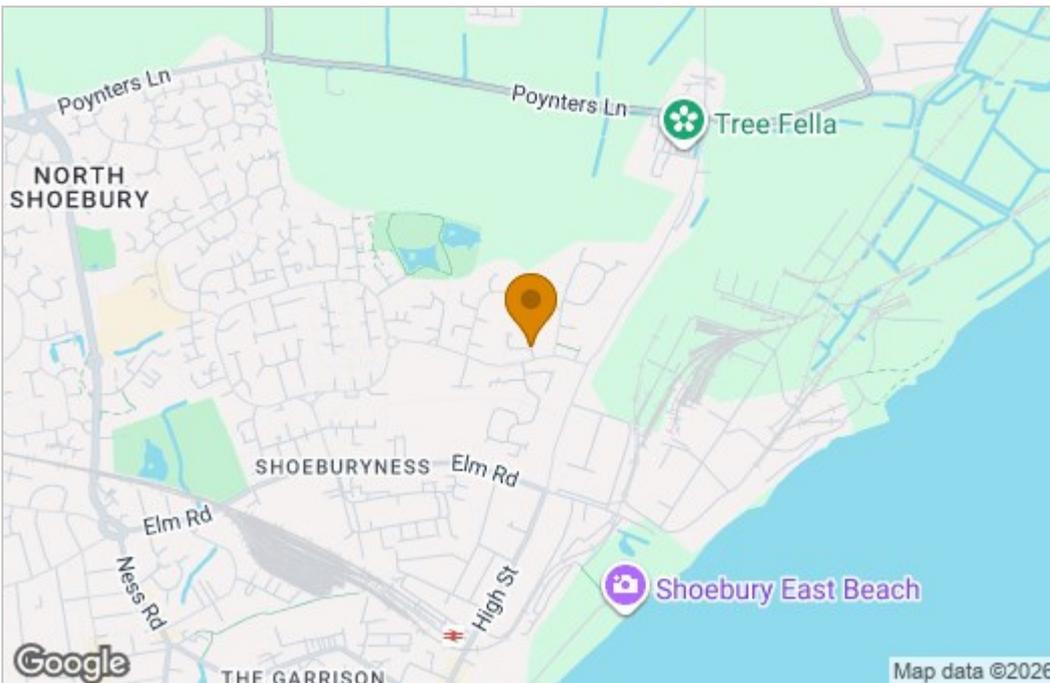
1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



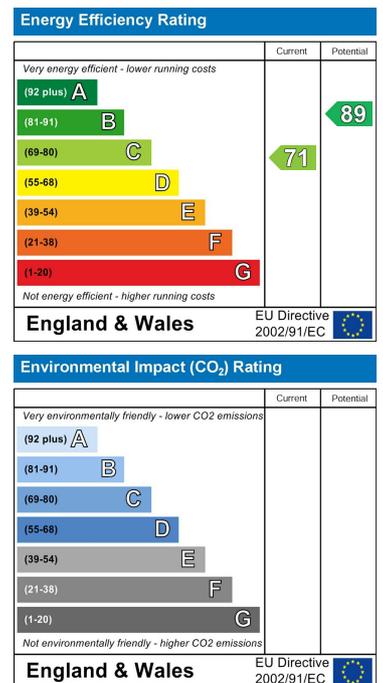
TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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