

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Albert Road, Benfleet, SS7 4DJ



£315,000

WILLIAMS & DONOVAN - within easy reach of Tarpots shopping facilities and major routes is this two bedroom detached house. This property is offered with NO ONWARD CHAIN and benefits from having two reception areas; ground floor cloakroom; rear garden measuring approx. 37' and would make an ideal FIRST TIME BUY or BUY TO LET investment. EPC rating - D. Our ref: 14647

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Albert Road, Benfleet, Essex, SS7 4DJ

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

## RECEPTION HALL

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

## LOUNGE 11' 9" x 10' 3" (3.58m x 3.12m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Radiator. Feature fireplace. Door to:



## KITCHEN 14' x 11' 3" (4.27m x 3.43m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Further uPVC double glazed window to side aspect. UPVC double glazed door to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Matching splashbacks. Inset stainless steel sink with chrome mixer tap. Inset stainless steel gas hob with stainless steel extractor hood over and electric oven under. Space and plumbing for washing machine. Integrated dishwasher. Radiator. Feature fireplace. Vinyl flooring.



## GROUND FLOOR CLOAKROOM 4' 2" x 2' 10" (1.27m x 0.86m)

Skimmed ceiling. Window to side aspect. Two piece white suite comprising enclosed w/c and wall mounted wash hand basin with tiled splashback. Ladder style towel rail. Laminate wood effect flooring.

## FIRST FLOOR LANDING

Skimmed ceiling. Window to side aspect. Doors to:

## BEDROOM ONE 11' 10" x 10' 5" (3.61m x 3.18m)

Skimmed ceiling. UPVC double glazed window to front aspect with blind to remain. Radiator. Built in storage cupboard.



## BEDROOM TWO 10' 3" x 7' 4" (3.12m x 2.24m)

Skimmed ceiling. UPVC double glazed window to rear aspect with blinds to remain. Radiator.



### **BATHROOM 6' 8" x 6' (2.03m x 1.83m)**

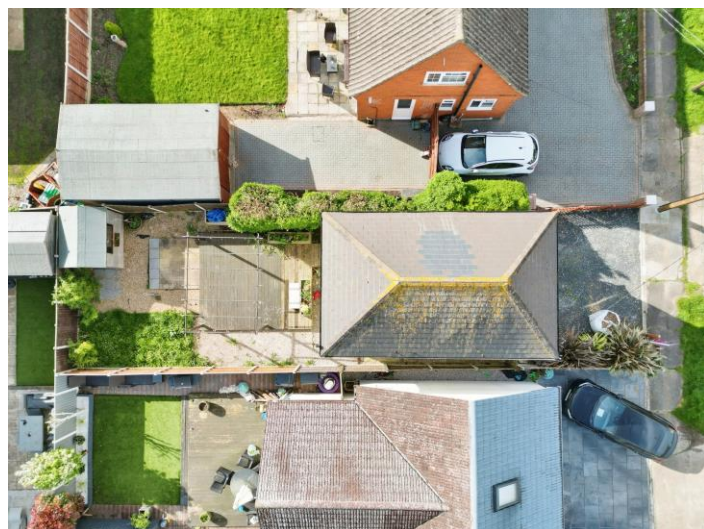
Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled dual flush w/c, pedestal mounted wash hand basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Chrome heated ladder style towel rail. Part tiled walls. Vinyl floor.

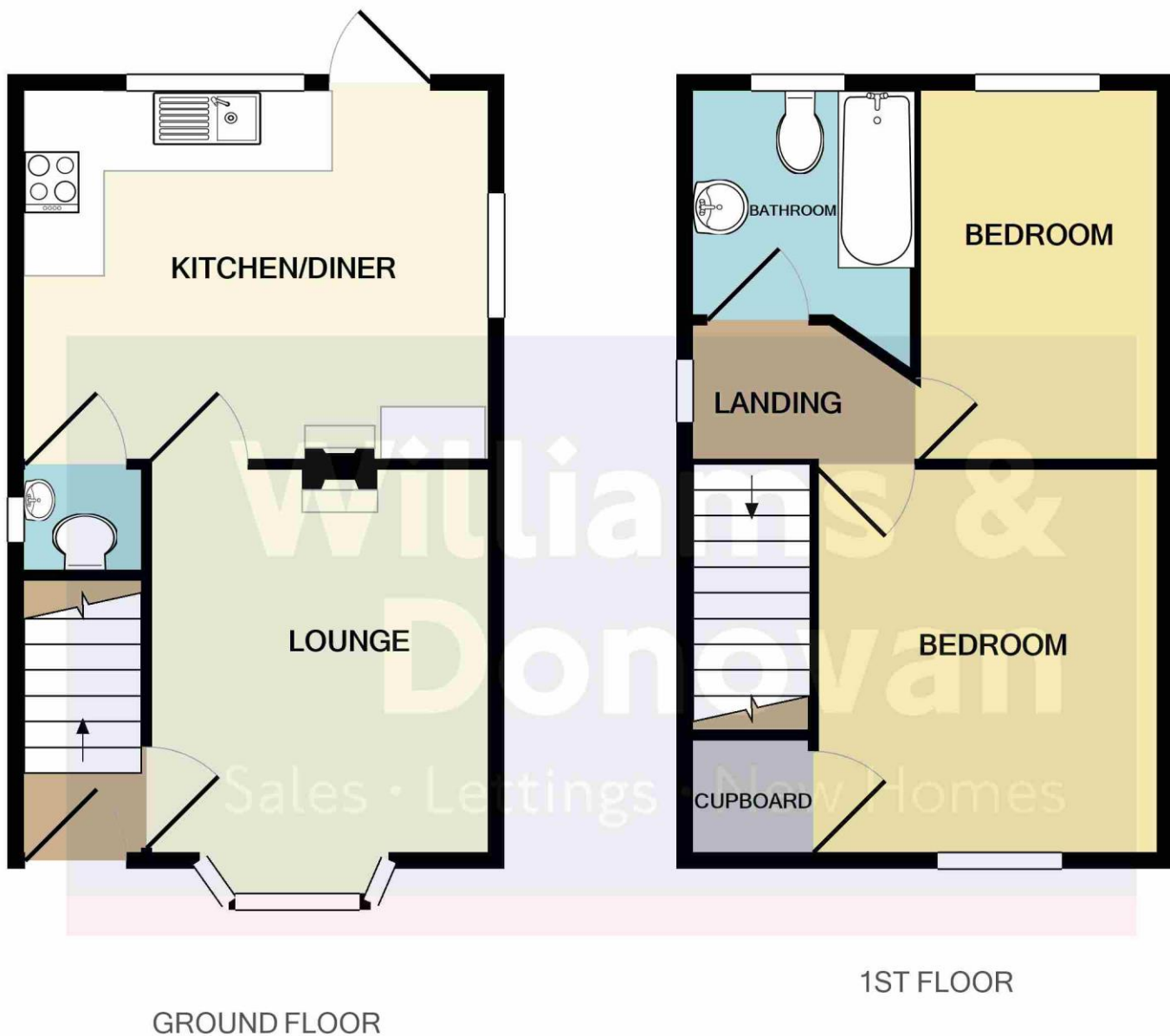


### **OUTSIDE OF PROPERTY:**

To the **FRONT** of the property, a driveway provides off street parking for two vehicles. Gated side access to **REAR**.

The **REAR GARDEN** measures approx. 37'. Commencing with raised decking area with pergola. Shingle pathways. Paved patio area suitable for hot tub. Shed to remain. Gated side access to **FRONT**. Fencing to all boundaries.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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