

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Clarence Road North, South Benfleet, SS7 1HT



£365,000

WILLIAMS and DONOVAN are pleased to offer for sale this three bedroom semi-detached house, situated in a sought after South Benfleet location within easy reach of High Road shops, local schools and Benfleet station. The property benefits from having a 16' lounge; ground floor cloakroom; un-overlooked rear garden measuring approx. 37'; garage and car port with potential to extend, subject to planning consents.

EPC rating - D. Our ref: 14492

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

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# Clarence Road North, South Benfleet, SS7 1HT

Accommodation comprises:

Entrance via obscure door to:

## RECEPTION HALL 11' 4" x 6' 5" (3.45m x 1.96m)

Window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Laminate wood effect flooring. Doors to:

## KITCHEN 11' 3" x 9' (3.43m x 2.74m)

Window to side aspect. Obscure door to side aspect. Range of wall and base level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Space for range cooker with extractor chimney over. Space for washing machine and tumble dryer. Space for fridge/freezer. Wall mounted combination gas boiler. Tiled floor.

## LOUNGE 16' x 14' 7" (4.88m x 4.44m)

Coved and skimmed ceiling. Window to side aspect. Door providing access to LEAN TO. Built in shelving units. Feature fireplace. Laminate wood effect flooring.



## LEAN TO 12' 8" x 6' 10" (3.86m x 2.08m)

Windows to side and rear aspects. Patio doors leading to REAR GARDEN. Vinyl flooring.

## GROUND FLOOR CLOAKROOM 5' 9" x 2' 8" (1.75m x 0.81m)

Two piece suite comprising low level w/c and wall mounted hand wash basin. Window to side aspect.

## FIRST FLOOR LANDING

With loft access hatch. Built in storage cupboard. Doors to:

## BEDROOM ONE 13' x 11' 6" (3.96m x 3.51m)

Coved and skimmed ceiling. Dual aspect windows to front and side aspects. Built in storage cupboards. Radiator.



## BEDROOM TWO 9' 8" x 9' 3" (2.95m x 2.82m)

Skimmed ceiling. Window to rear aspect. Radiator.



## BEDROOM THREE 8' 1" x 6' 1" (2.46m x 1.85m)

Window to rear aspect. Radiator.



**BATHROOM 6' 7" x 5' 7" (2.01m x 1.7m)**

Skimmed ceiling. Obscure window to side aspect. Three piece suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome mixer tap and electric shower over. Part tiled walls. Radiator. Laminate wood effect flooring.



**OUTSIDE OF PROPERTY:**

The **FRONT** of the property has a wide frontage measuring approx. 30' and offers off street parking for numerous vehicles. Access to **GARAGE** and **CAR PORT**. Mature shrub bed border. Steps up to front door.

The **REAR GARDEN** measures approx. 37' and is mostly laid to lawn with established flowers and shrubs. Fencing to all boundaries. Side patio area. Shed to remain.

**GARAGE 15' 5" x 9' (4.7m x 2.74m)**

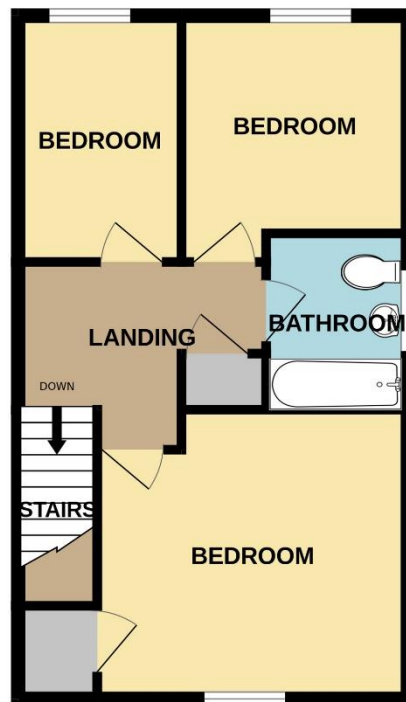
With up and over door. Window to side aspect.



GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.