

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, South Benfleet, SS7 5AQ



£325,000

WILLIAMS and DONOVAN - being offered for sale with NO ONWARD CHAIN is this two bedroom semi-detached bungalow situated within easy reach of High Road shops, schools and amenities and just over a mile and a quarter from Benfleet station. Whilst requiring some updating, the property offers great potential, benefitting from having two double bedrooms; rear garden measuring approx. 40' and garage with off street parking for three/four vehicles. EPC rating - TBC. Our ref: 15693

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

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High Road, South Benfleet, SS7 5AQ

Accommodation comprises:

Entrance via solid wood door to:

HALLWAY

Loft access. Doors to:

LOUNGE 16' x 10' 8" (4.88m x 3.25m)

Secondary glazed window to rear aspect. Feature fireplace with electric fire insert. Electric radiator.



KITCHEN 9' 3" x 9' (2.82m x 2.74m)

Secondary glazed window to side aspect. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Space for cooker. Space for fridge/freezer. Part tiled walls. Built in storage cupboard. Electric radiator.



BEDROOM ONE 14' x 10' 9" (4.27m x 3.28m)

Secondary glazed window to front aspect. Fitted wardrobes. Electric radiator.



BEDROOM TWO 11' 10" x 9' 1" (3.61m x 2.77m)

Secondary glazed window to front aspect. Built in wardrobes. Electric radiator.



BATHROOM 7' 1" x 6' (2.16m x 1.83m)

Obscure secondary glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Part tiled walls. Airing cupboard housing hot water cylinder.



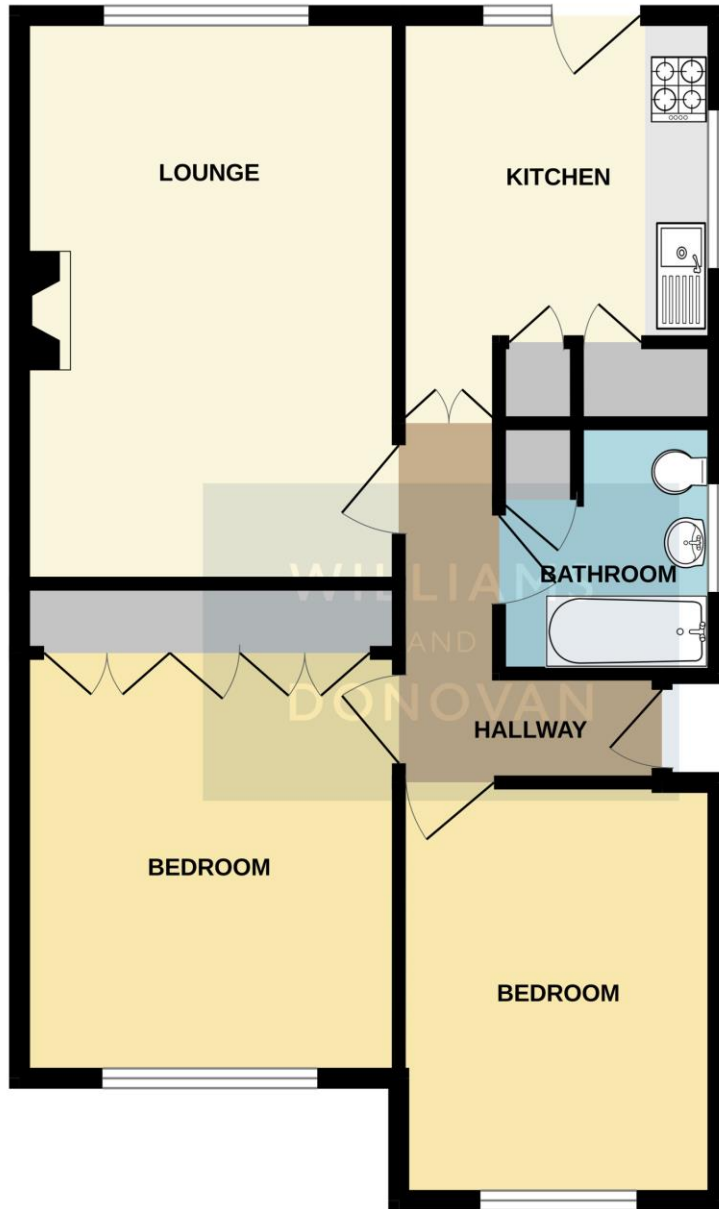
OUTSIDE OF PROPERTY: To the **FRONT** of the property is a paved driveway providing off street parking for three/four vehicles and access to **GARAGE**. The remainder is laid to lawn. Flower and shrub bed borders. Brick wall to front boundary.

The **REAR GARDEN** measures approx. 40' and commences with paved patio leading to lawn. Shrub borders. Outside tap. Side access.

GARAGE with up and over door.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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