

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downesway, South Benfleet, SS7 1EE



£365,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this lovely two bedroom semi-detached bungalow situated in a desirable, quiet cul-de-sac location, a short walk from Benfleet High Road shops and a mile from Benfleet station.

This well presented property would make an ideal FIRST TIME BUY or BUY TO LET investment, and benefits from having a 20' lounge; 13' 3" kitchen; shower room; off street parking for two vehicles and a 32' rear garden. EPC rating - D. Our ref: 16026

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Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Coved and skimmed ceiling. Loft access hatch. Radiator. Laminate wood effect flooring. Doors to:

LOUNGE 20' x 11' 4" (6.1m x 3.45m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed French style doors leading to REAR GARDEN. Radiator. Laminate wood effect flooring.



KITCHEN 13' 3" x 9' 4" (4.04m x 2.84m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed door to REAR GARDEN. UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset white one and a half bowl ceramic sink drainer with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Space for dishwasher. Space for washing machine. Space for fridge/freezer. Radiator. Laminate wood effect flooring.



BEDROOM ONE 11' 5" x 10' 8" (3.48m x 3.25m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator.



BEDROOM TWO 9' 3" x 8' 8" (2.82m x 2.64m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect flooring.



SHOWER ROOM 6' 6" x 5' 8" (1.98m x 1.73m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, pedestal mounted hand wash basin and double walk in shower. Panelled walls. Laminate wood effect flooring.



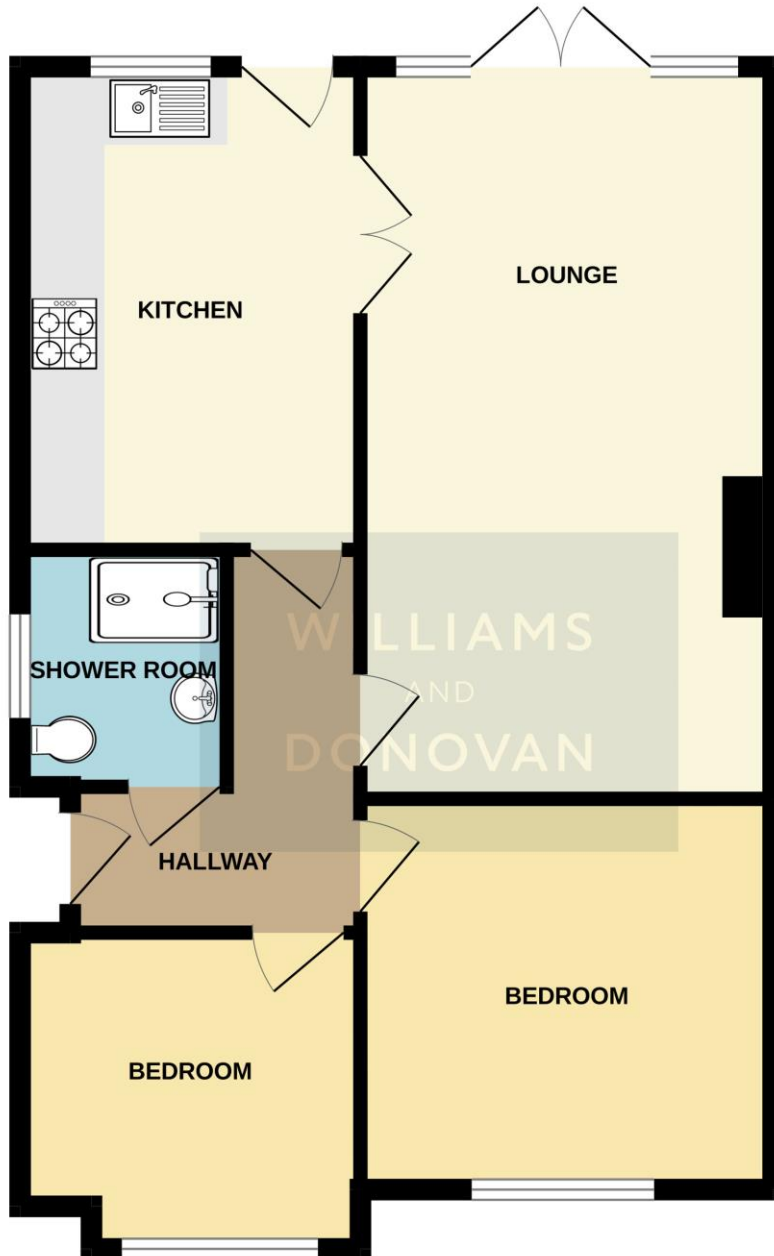
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Brick retaining wall to front boundary. Various mature shrubs. Gated side access.

The **REAR GARDEN** measures approx. 32' and commences with paved patio leading to lawn. Various established flower beds with mature trees, plants and shrubs. Fencing to all boundaries.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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