

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clarence Road, South Benfleet, SS7 1DB



£365,000

Situated in a popular South Benfleet residential location and offered for sale with NO ONWARD CHAIN is this two bedroom semi-detached bungalow. The property benefits from having a spacious lounge; conservatory; two good sized bedrooms; garage with off street parking for two vehicles and an 80' rear garden. EPC rating - TBC. Our ref: 15880

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Clarence Road, South Benfleet, SS7 1DB

Accommodation comprises:

Entrance via solid wood door to:

HALLWAY

Loft access hatch. Radiator. Doors to:



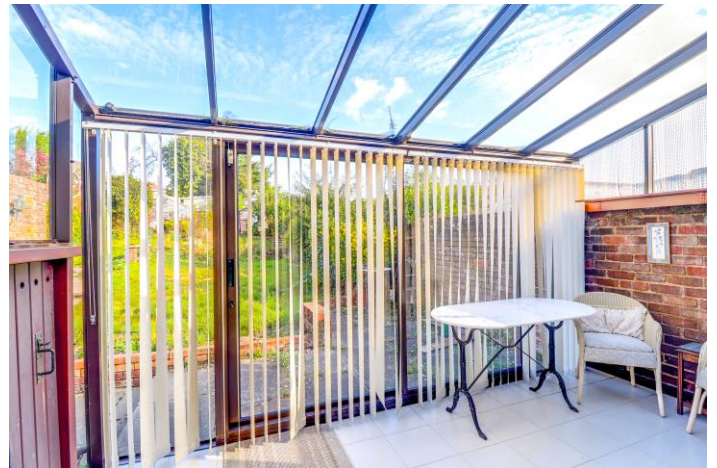
LOUNGE 15' 6" x 13' (4.72m x 3.96m)

Double glazed patio doors to CONSERVATORY. Feature fireplace. Radiator.



CONSERVATORY 12' 6" x 6' 2" (3.81m x 1.88m)

Windows to all sides. Patio doors to REAR GARDEN. Tiled floor.



KITCHEN 10' 10" x 8' 3" (3.3m x 2.51m)

Double glazed windows to side and rear aspects. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring gas hob. Built in electric oven. Integrated microwave. Space for under counter fridge. Tiled walls. Radiator.

BEDROOM ONE 13' 6" x 11' (4.11m x 3.35m)

Double glazed bay window to front aspect. Fitted wardrobes. Radiator.



BEDROOM TWO 10' 4" x 7' 10" (3.15m x 2.39m)

Skimmed ceiling. Double glazed window to front aspect. Fitted wardrobes. Radiator. Space and plumbing for washing machine.



SHOWER ROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Obscure double glazed window to side aspect. Close coupled w/c. Pedestal mounted hand wash basin. Plumbed in mixer shower (cubicle needs replacing). Tiled walls. Radiator.



OUTSIDE OF PROPERTY:

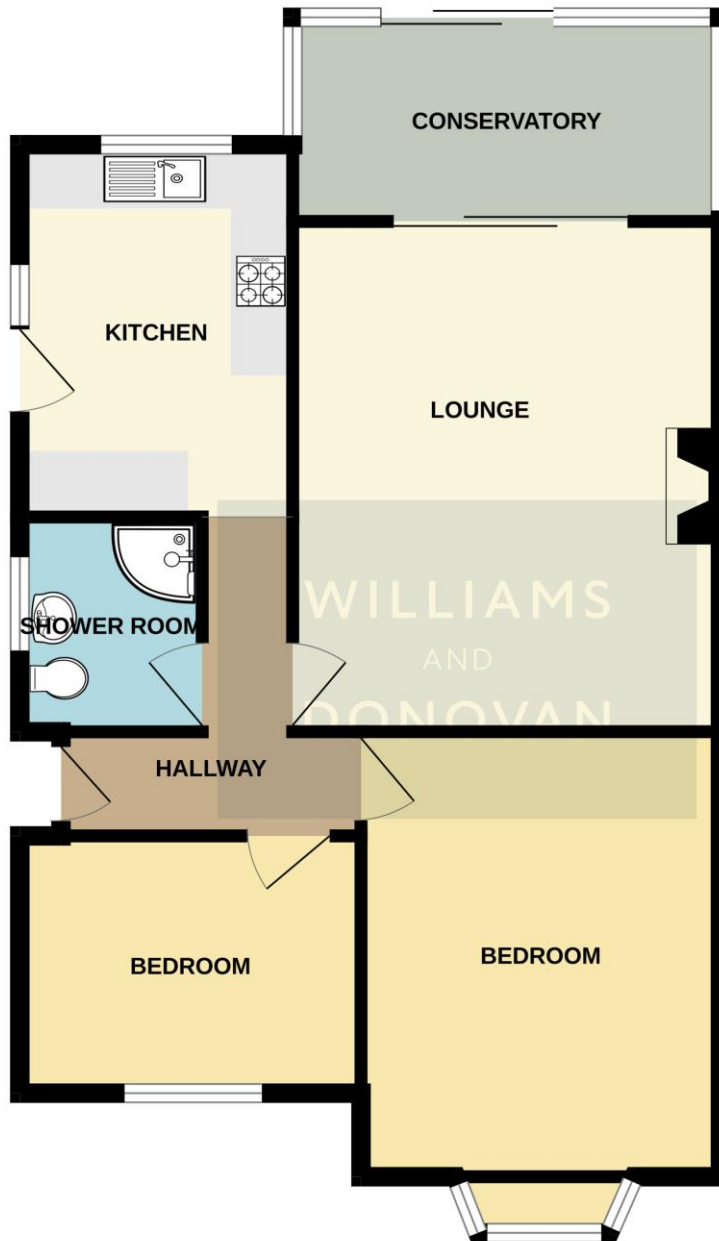
To the **FRONT** of the property is a paved driveway providing off street parking for two vehicles and access to GARAGE. The remainder is a stone shingle area with mature plants and shrubs.

The **REAR GARDEN** measures approx. 80' and commences with paved patio leading to lawn. Mature shrub borders. Greenhouses and shed to remain. Gated side access. Outside tap.

GARAGE with up and over door. Power and lighting.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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