WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Downer Road, South Benfleet, SS7 1HX



£325,000

Situated within short walking distance of local schools and easy reach of High Road shops and amenities, is this two bedroom semi-detached bungalow. While currently offering a 15' 9" lounge, 10' 7" kitchen, two good sized bedrooms and an 80' West facing rear garden, the property benefits from offering huge scope and potential, having planning permission granted for a loft conversion and separately, for a rear extension.

EPC rating - D. Our ref: 14614





Downer Road, South Benfleet, SS7 1HX

Accommodation comprises:

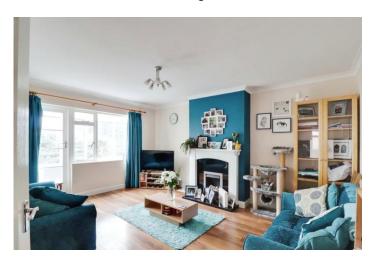
Entrance via obscure uPVC double glazed door to:

HALLWAY

Coved and skimmed ceiling. Loft access hatch. Door to:

LOUNGE 15' 9" x 13' 2" (4.8m x 4.01m)

Coved and skimmed ceiling. Window to rear aspect. Door to LEAN TO. Feature fireplace. Radiator. Laminate wood effect flooring.



KITCHEN 10' 7" x 8' 3" (3.23m x 2.51m)

Skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring stainless steel gas hob with stainless steel extractor hood over and electric oven under. Space for washing machine. Space for fridge/freezer. Radiator. Laminate wood effect flooring.



LEAN TO 20' 4" x 2' 3" (6.2m x 0.69m)

Wooden lean to with windows to rear and door to side.

BEDROOM ONE 13' 5" x 11' 1" (4.09m x 3.38m)

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



BEDROOM TWO 10' 4" x 7' 8" (3.15m x 2.34m)

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



SHOWER ROOM 6' 3" x 5' (1.91m x 1.52m)

Coved and skimmed ceiling. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising low level w/c, pedestal mounted hand wash basin and shower cubicle. Tiled walls. Radiator. Laminate flooring.



OUTSIDE OF PROPERTY:

To the FRONT of the property is an independent driveway providing off street parking and access to rear. Lawn area. Various plants and shrubs.

The REAR GARDEN is West facing and measures approx. 80'. Commencing with patio leading to lawn. Shed to remain.



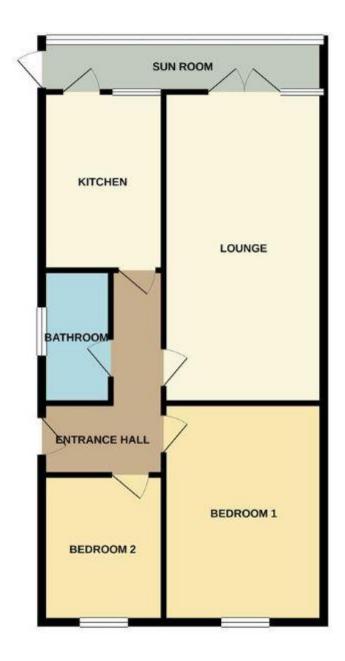




Agent's Note:

Approved planning consents can be viewed on Castle Point Council's Planning Portal under references 21/0996/FUL for the rear extension, and 21/0992/CLP for the loft conversion.

GROUND FLOOR 760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

THE FIRST PROCESS. FOUNDING FOR STATE (FULL SE) THE JORDING CONTROL THROUGH CO

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.