

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clifton Close, South Benfleet, SS7 1DJ



GUIDE PRICE £400,000 - £425,000

Situated in a quiet South Benfleet cul-de-sac location and offered for sale with NO ONWARD CHAIN is this spacious three bedroom detached house. The property has huge potential to the right buyer and benefits from having two reception rooms; three double bedrooms; 75' rear garden; garage and off street parking for one with potential for more, and is within easy walking distance of local schools and High Road shops and amenities.
EPC rating - TBC. Our ref: 16096

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Two radiators. Doors to:

L-SHAPED LOUNGE 18' 10" x 13' 10" reducing to 8' (5.74m x 4.22m > 2.44m)

Two radiators. Wall lighting. Opening to:



DINING ROOM 9' x 8' 4" (2.74m x 2.54m)

Double glazed windows to side and rear aspects. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator. Opening to:



KITCHEN 10' 8" x 9' (3.25m x 2.74m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed door to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half sink bowl drainer. Inset 4 ring gas hob with electric oven under. Space for fridge/freezer. Space for washing machine.

GROUND FLOOR BEDROOM 13' x 10' (3.96m x 3.05m)

Double glazed window to front aspect. Radiator.



GROUND FLOOR BATHROOM 6' x 5' 6" (1.83m x 1.68m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with mixer shower. Radiator. Part tiled walls. Tiled floor.



FIRST FLOOR LANDING

Radiator. Doors to:

BEDROOM ONE 16' 1" x 11' 4" (4.9m x 3.45m)

Skimmed ceiling. Double glazed windows to rear aspect. Fitted wardrobes. Eaves storage cupboard. Further cupboard housing hot water cylinder. Radiator.



BEDROOM TWO 13' x 10' 5" (3.96m x 3.18m)

Skimmed ceiling. Double glazed windows to front aspect. Built in wardrobe. Eaves storage cupboard. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a block paved driveway provides off street parking for one vehicle and access to GARAGE. The remainder is also block paved and could be converted to provide further off street parking.

The **REAR GARDEN** measures approx. 75' and commences with paved patio leading to lawn. Mature shrub borders. Shed to remain. Gated side access. Outside tap.

GARAGE 17' 10" x 7' 7" (5.44m x 2.31m)

With double opening doors. Further door to REAR GARDEN.



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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