

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clifton Avenue, South Benfleet, SS7 5QU



Offers in Excess of £325,000

Offered for sale with NO ONWARD CHAIN and situated in a desirable South Benfleet location, within short walking distance of local schools and easy reach of High Road shops and amenities, is this well looked after two bedroom semi-detached bungalow. This extended property requires a little updating and benefits from having a spacious lounge; separate dining room; two good sized bedrooms; garage with off street parking for three/four vehicles and a 60' South backing rear garden. EPC rating - D. Our ref: 16099

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Clifton Avenue, South Benfleet, SS7 5QU

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Loft access. Radiator. Doors to:

LOUNGE 16' x 11' (4.88m x 3.35m)

Brick built fireplace. Radiator. Opening to:



DINING ROOM 18' 10" x 7' 6" (5.74m x 2.29m)

Double glazed windows to rear aspect. Double glazed French style doors to REAR GARDEN. Radiator. Opening to:



KITCHEN 9' 8" x 9' 4" (2.95m x 2.84m)

Double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces. Inset one and a half sink bowl drainer. Inset 4 ring electric hob. Built in double electric oven. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Radiator.



BEDROOM ONE 14' 1" x 10' 5" (4.29m x 3.18m)

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



BEDROOM TWO 10' x 8' 9" (3.05m x 2.67m)

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



WET ROOM 6' x 5' 3" (1.83m x 1.6m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and electric shower. Chrome heated towel rail. Tiled walls. Extractor fan.



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, with hedge borders. Outside tap.

The **REAR GARDEN** is South backing and measures approx. 60'. Commencing with patio area leading to lawn. Mature shrub borders. Greenhouse to remain. Gated side access.



GARAGE with double opening doors. Power and lighting. Door to **REAR GARDEN**.

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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