

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clarence Road, South Benfleet, SS7 1DB



£400,000

WILLIAMS and DONOVAN are pleased to offer for sale to CASH BUYERS or for DEVELOPMENT OPPORTUNITY this three bedroom detached bungalow situated in a popular elevated South Benfleet location with views across South Benfleet to the Estuary at the front. The property benefits from having NO ONWARD CHAIN and has a wide frontage measuring approx. 50' with a rear garden that extends to approx. 110'.
EPC rating - G. Our ref: 15113

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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Clarence Road, South Benfleet, SS7 1DB

We are pleased to offer for sale to CASH BUYERS ONLY this two/three bedroom detached bungalow situated in a popular elevated South Benfleet location with views across South Benfleet to the Estuary at the front.

The property benefits from having NO ONWARD CHAIN and has a wide frontage measuring approx. 50' with a rear garden that extends to approx. 110'.

Accommodation comprises:

Entrance via wooden door to:

RECEPTION HALL 13' 3" x 7' 4" reducing to 3' 10" (4.04m x 2.24m > 1.17m)

LOUNGE/BEDROOM THREE 14' into bay x 13' 1" (4.27m x 3.99m)



DINING ROOM 13' 2" x 11' 5" (4.01m x 3.48m)



KITCHEN 11' 5" x 9' 4" (3.48m x 2.84m)



UTILITY ROOM 5' 8" x 4' 5" (1.73m x 1.35m)

BEDROOM ONE 13' 1" x 11' 6" (3.99m x 3.51m)



BEDROOM TWO 11' 8" x 10' (3.56m x 3.05m)

BATHROOM 8' 3" x 7' (2.51m x 2.13m)



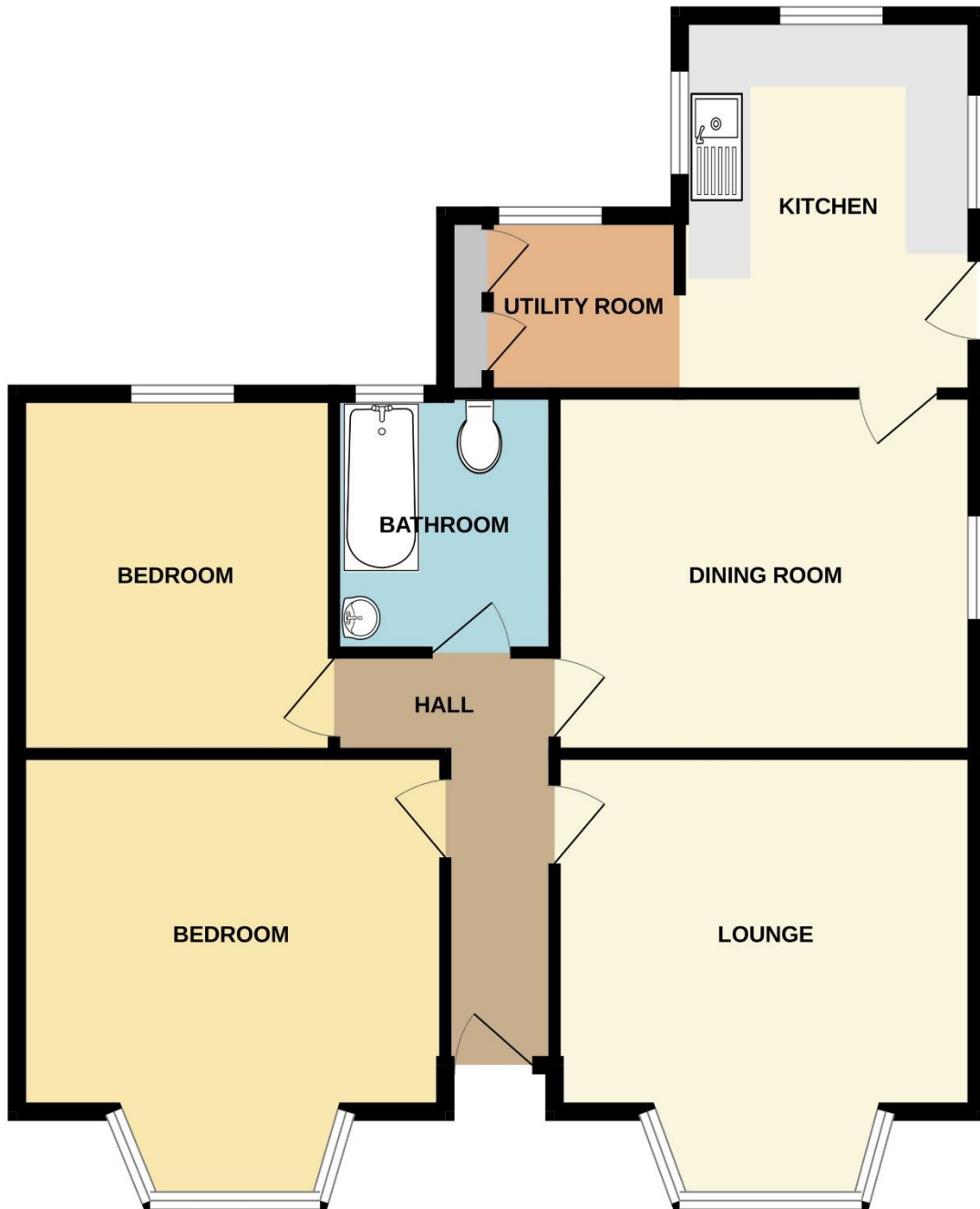
OUTSIDE OF PROPERTY:

The **FRONT** has a frontage of approx. 50'

The **REAR GARDEN** measures approx. 110' x 50'.



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

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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.