

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Northern Avenue, Benfleet, SS7 5SN



£360,000

We are delighted to offer this well presented two bedroom semi-detached bungalow, situated in a quiet, popular Benfleet residential location, yet within easy reach of Tarpots shopping facilities and local routes. The property benefits from a modern fitted kitchen; being modernised throughout; off street parking for two/three vehicles and a 45' rear garden. EPC rating - D. Our ref:

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Northern Avenue, Benfleet, Essex, SS7 5SN

Accommodation comprises:

Entrance via uPVC double glazed door to:

ENTRANCE HALL Skimmed ceiling. Spotlight insets. Loft access. Doors to:



KITCHEN/DINER 15' 4" x 11' 2" (4.67m x 3.4m) Skimmed ceiling. Spotlight insets. Double glazed windows to side and rear aspects. Door to BOOT ROOM, which has further double glazed door to REAR GARDEN. Range of modern hi-gloss base and eye level units. Roll edged working surfaces. Inset stainless steel one and a half sink drainer. Inset 4 ring gas hob with extractor hood over and electric oven built in under. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs. Wall mounted boiler. Storage cupboard. Radiator. Laminate flooring. Door to:



LOUNGE 13' 6" x 11' 2" (4.11m x 3.4m) Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate flooring.



BEDROOM ONE 11' 1" x 11' 0" (3.38m x 3.35m) Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate flooring.



BEDROOM TWO 11' 0" x 9' 8" (3.35m x 2.95m) Skimmed ceiling. Double glazed door to rear garden, Double glazed windows to rear aspect. Radiator. Laminate flooring.



SHOWER ROOM 8' 0" x 4' 4" (2.44m x 1.32m) Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising low level w/c, pedestal mounted wash hand basin and double shower cubicle with mixer shower. Radiator. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY To the **FRONT** of the property, a driveway provides off street parking for two/three vehicles. Flower bed borders.

The **REAR GARDEN** measures approx. 45' and commences with paved patio. The remainder of the rear is mostly laid to lawn with flower and mature shrub borders. Sheds to remain. Gated side access. Outside tap.



GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (62.9 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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