

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Appleton Road, South Benfleet, SS7 5DB



£385,000

Situated in the popular and sought after Jotmans area of South Benfleet, within easy reach of Benfleet High Road for road and bus links to all local amenities, is this newly refurbished two bedroom semi-detached bungalow. This cosy property benefits from having a 14' lounge; two double bedrooms; modern fitted kitchen with separate utility; off street parking for two vehicles and has had the gardens re-seeded ready to enjoy.

EPC rating - D. Our ref: 14803

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Appleton Road, South Benfleet, SS7 5DB

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Radiator. Newly carpeted. Doors to:

LOUNGE 14' into bay x 11' 4" (4.27m x 3.45m)

UPVC double glazed bay window, with blinds to remain, to front aspect. Fireplace with electric fire insert. Radiator. Newly carpeted.



KITCHEN 11' 4" x 11' 3" (3.45m x 3.43m)

Skimmed ceiling. Dual aspect double glazed windows, with blinds to remain, to side and rear aspects. Range of newly fitted base and eye level units with square edged working surfaces and matching upstands. Inset stainless steel sink drainer with chrome mixer tap. Inset 4 ring gas hob with electric oven under. Cupboard space for fridge/freezer. Opening to:



UTILITY ROOM 9' 3" x 4' 7" (2.82m x 1.4m)

Skimmed ceiling. UPVC double glazed window to rear aspect. UPVC double glazed door to REAR ASPECT. Base level unit with square edged working surface. Space for washing machine. Full length cupboard housing gas boiler.

BEDROOM ONE 11' 2" x 11' (3.4m x 3.35m)

UPVC double glazed window, with blinds to remain, to front aspect. Radiator. Newly carpeted.



BEDROOM TWO 11' x 9' 8" (3.35m x 2.95m)

UPVC double glazed, with blinds to remain, to rear aspect. Radiator. Newly carpeted.



BATHROOM 8' x 4' 5" (2.44m x 1.35m)

Skimmed ceiling. Loft access. Double glazed window, with blinds to remain, to rear aspect. Three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome mixer tap. Radiator. Part tiled walls.



OUTSIDE OF PROPERTY:

The **FRONT** has a newly seeded lawn area with pathway to front door. Shingle driveway to side providing off street parking for two vehicles. Gated side access to REAR GARDEN.

The **REAR GARDEN** measures approx. 45' max. and has been newly top soiled and also recently seeded. Pathway to side. Fencing to all boundaries.



GROUND FLOOR
647 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.2 sq.m.) approx.
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