

**SCOTT &
STAPLETON**

GIFFORD ROAD
Benfleet, SS7 5XX
£350,000





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Scott & Stapleton are delighted to offer for sale this fully detached family house occupying a bold corner position offering huge potential.

This good size property is a bit of a doer-upper in need of full refurbishment & modernisation but offers 3 bedrooms, large double aspect lounge/diner & basically fitted kitchen & bathroom.

Benefitting from a larger than average plot there is ample room and scope form ground floor extensions, loft conversions, garaging, off street parking & outbuildings (stpp).

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Located in a sought after & convenient location close to local shops, schools, transport links & Thundersley Glen.

This is a great opportunity for a discerning buyer to add there own market to a property whilst adding considerable value. An early internal inspection is strongly advised.



Accommodation comprises

Obscure double glazed entrance door leading to entrance hall.

Entrance hall

3.6 x 2.2 (11'9" x 7'2")

Full height obscure double glazed window to front. Stairs to first floor, radiator, thermostat control.

Lounge/diner

4 reducing to 3.1 x 7.3 (13'1" reducing to 10'2" x 23'11")

Double aspect room with double glazed window to front & double glazed patio doors to rear on to garden. Fireplace, 2 radiators, 2 wall light points.

Kitchen

3.5 x 3.3 (11'5" x 10'9")

Double glazed window to rear, obscure double glazed door to side on to garden. Basically fitted with limited units, spaces for all appliances, fitted larder cupboard, wall mounted Worcester combination boiler (not tested), radiator.

First floor landing

2.7 x 2.4 (8'10" x 7'10")

Loft access, radiator, built in airing cupboard.

Bedroom 1

3.7 x 3.3 (12'1" x 10'9")

Double glazed window to front. Radiator.

Bedroom 2

4 x 3.7 (13'1" x 12'1")

Double glazed window to rear. Radiator, built in wardrobes.

Bedroom 3

3 max x 2.2 (9'10" max x 7'2")

Double glazed window to front. Radiator, built in wardrobe.

Bathroom

2.2 x 2.2 (7'2" x 7'2")

Obscure double glazed window to rear. Low level WC, pedestal wash hand basin & panelled bath. Half tiled walls, radiator.

Externally

The property is set well back from the road with a large front garden which could easily provide off street parking (stpp). Mainly laid to lawn with large side & rear gardens. 2 x brick built outbuildings.

N.B

This property is being sold by an Executor and not an OwnerOccupier and these particulars must therefore be read in the light of this.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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