



- NO ONWARD CHAIN
- DETACHED GARAGE
- LONG DRIVEWAY
- THREE BEDROOMS

90 Clarence Road North, Benfleet, SS7 1HT

Guide Price £350,000

GUIDE PRICE £350,000 - £375,000 Are you looking to put your own stamp on a property!? A LARGE garden. A good size Lounge/Diner and SO MUCH POTENTIAL. Located in a convenient location for both the A13 and walking distance to local primary school, shops and park. Must be seen! No Onward Chain.



Property Description

DESCRIPTION

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ENTRANCE HALL

Hallway carpeted with radiator. Under stairs storage.

LOUNGE/DINER

Great sized room with double glazed door to garden and adjacent window. Tiled feature fireplace. Built in shelving unit. Two radiators. Double glazed window to front. Tiled floor.

KITCHEN

Kitchen with a range of base units with work surface over and a single bowl sink and drainer with mixer tap. Splash back tiles. Tiled flooring. Double glazed window to rear and door to side. Storage cupboard housing boiler. Room for cooker, washing machine and fridge freezer. Tiled floor.



BEDROOM ONE

Good size bedroom with built in wardrobe and storage cupboard. Double glazed window to front. Radiator.

BEDROOM TWO

Good size bedroom with double glazed window to the rear. Radiator.

BEDROOM THREE

Double glazed window to the rear. Built in storage cupboard.



Radiator.

SHOWER ROOM

large shower with stainless steel waterfall shower head, separate handheld shower attachment and hand rail. WC with concealed cistern. Vanity wash basin with chrome mixer tap, storage below. Fully tiled to all visible walls. Chrome towel rail. Marble effect tiled flooring.

FRONT GARDEN

The property is set back from the road with a long driveway providing parking for several vehicles. Remainder laid to lawn.

REAR GARDEN

This large rear garden is mainly laid to lawn with paved patio, established borders and pathway to rear. Greenhouse. Side gate provides access to the front. Access to detached garage.

AGENTS NOTES

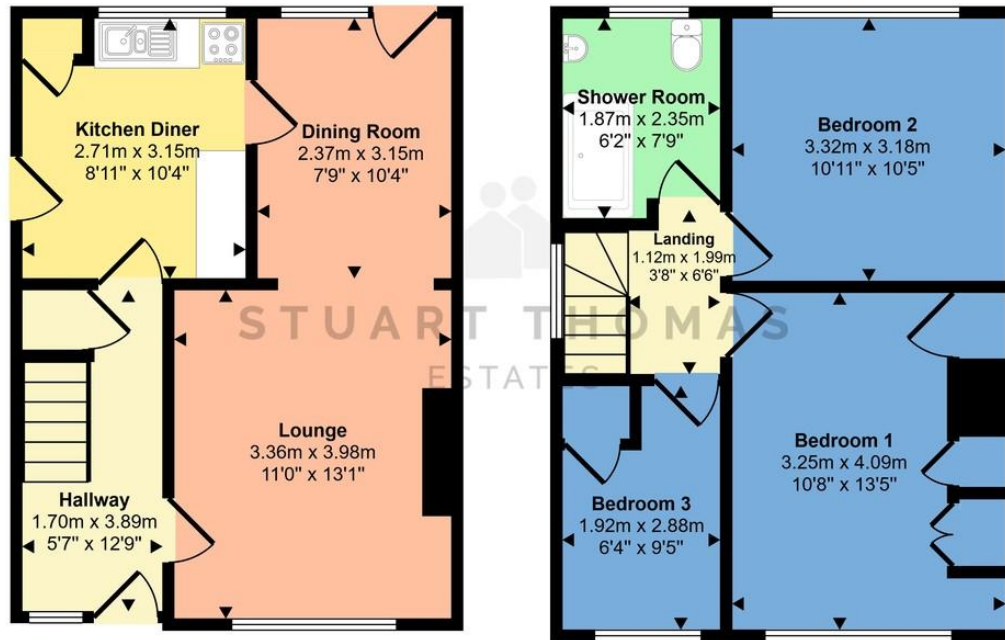
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area
77 sq m / 831 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements