



Brown & Brand



Kimberley Road
, Benfleet, SS7 5NH

- Popular S.A13 Turning close to shops, schools and mainline station
- Vacant 2-bedroom semi-detached house
- Large dual aspect Lounge
- Good sized kitchen

£300,000





Property Description

Situated in a popular area of South Benfleet, just off the A13, this vacant two-bedroom semi-detached house offers easy access to local shops, schools, and Benfleet mainline railway station, making it an ideal location for commuters and families alike.

The property features a welcoming entrance porch leading to a spacious reception hall with stairs to the first floor. The bright and airy dual-aspect lounge benefits from patio doors that open into a lean-to conservatory, perfect for additional living space. The fitted kitchen is functional and offers potential for modernisation. On the first floor, you'll find two good-sized double bedrooms and a two-piece bathroom with a separate WC. Outside, the property is accessed via a long independent driveway that leads to a detached garage set at the rear of the house, providing ample off-road parking. While the property would benefit from some general improvements and upgrading, it presents a fantastic opportunity to add value and make it your own. Offered with no upward chain, this is an ideal purchase for first-time buyers or investors looking to renovate.





ACCOMODATION

Approached via double glazed entrance door giving access to

ENTRANCE PORCH

Double glazed windows to front and side. Carpet. Panelled entrance door giving access to.

ENTRANCE HALL

Carpet. Radiator. Wall mounted drip switches. Access to stairs to 1st floor landing with fitted carpet and wooden handrail. Under stairs storage. Doors to all rooms.



KITCHEN

13' 8" x 6' 9" (4.17m x 2.06m) Fitted in a range of modern units offering cupboards and drawer packs to ground and eyelevel with worktops over. Inset stainless steel single bowl single drainer sink with taps.

Space for freestanding cooker. Space and plumbing for washing machine. Tongue and grooved wood panelling and tile splashback. Double glazed windows to rear and flank with door to lean to/conservatory. Further door to lounge. Wall mounted boiler and timer for central heating and hot water.

LOUNGE

19' 7" x 14' 8" (5.97m x 4.47m) Bright dual aspect room featuring double glazed windows to front and three patio doors to rear and lean to/conservatory. Carpet. Radiator. Coved ceiling.



LEAN TO/CONSERVATORY

Glazed roof. Glazed panels to rear and side within inset door.

FIRST FLOOR LANDING

Carpet. Wooden handrail. Double glazed windows to front inside in stairwell. Access to loft. Doors to all rooms. Built-in air cupboard housing hot water tank.

BATHROOM

Fitted in a two-piece suite comprising panel bath with electric shower and pedestal wash hand basin. Tiled walls. Radiator. Obscure Double-glazed window to side.

SEPERATE WC

Low flush suite. Obscure double-glazed window to side.

BEDROOM ONE

15' 7" x 10' 8" (4.75m x 3.25m) Carpet. Radiator. Double glazed window to rear.

BEDROOM TWO

14' 1" x 7' 8" (4.29m x 2.34m) Exposed painted floorboards. Radiator. Double glaze window to front. Coved ceiling.





EXTERNALLY

REAR GARDEN

Laid to lawn with privacy fencing.

PARKING

Via long independent driveway to side giving access to detached garage set to rear.

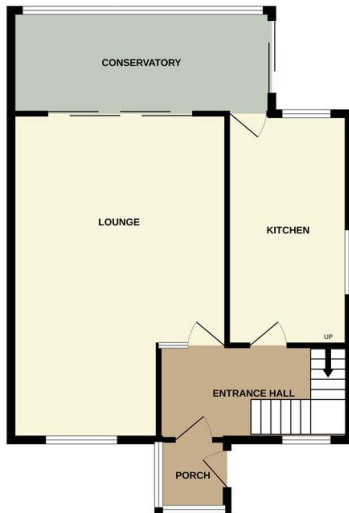
FRONT GARDEN

Laid to lawn with privacy fencing and retaining boundary wall.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.
Made with Metropix (2020)

Energy performance certificate (EPC)

171, Kewbury Road SS24 1ET SS7 9JG	Energy rating D	Valid until 28 February 2028
Property type Semi-detached house		Confidence Medium
Total floor area 79 square metres		0200 2896 7426 2330 0481

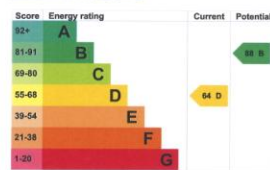
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions they have on what checks must be made prior to letting a property, minimum energy efficiency standards (MEES).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.