



**Brown & Brand**



**Nicholson Road**  
Thundersley, SS7 1RJ

- Three bedroom family house
- Ideal first time purchase
- South facing rear garden and rear extension to ground floor
- No onward chain

**Guide Price £325,000 to £350,000**



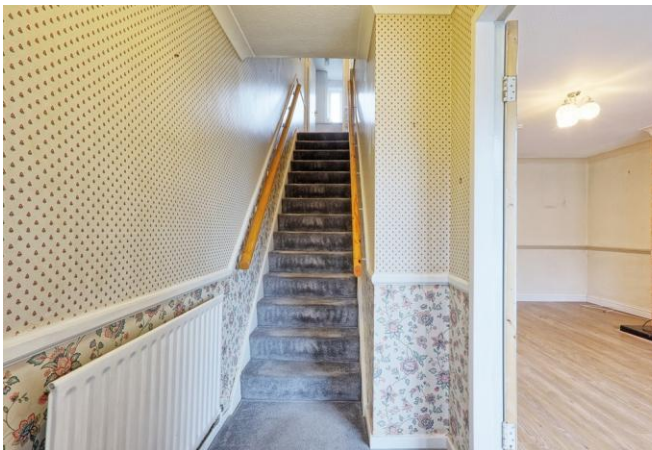




## Property Description

Located in a popular turning and within close proximity to local amenities, this well-presented three-bedroom house is an ideal first-time purchase. The accommodation comprises an entrance door leading to a welcoming hallway, a good-sized lounge featuring a fireplace, a spacious kitchen leading through to a spacious dining area/sitting room.

To the first floor are three bedrooms, a shower room, and a separate WC. Externally, the property benefits from a south-facing rear garden and parking for two cars to the front.







## ACCOMMODATION COMPRISES

Approached via double glazed door giving access to:

### ENTRANCE HALLWAY

Fitted carpet. Radiator. Cupboard housing gas meter. Coving to ceiling. Stairs to first floor. Door to:

### LOUNGE

17' 2" x 12' 1" (5.23m x 3.68m) Double glazed window to front. Radiator. Laminate flooring. Feature fireplace with back boiler. Under stairs storage cupboard. Wall mounted thermostat control. Door to:



### KITCHEN

15' 10" x 8' 4" (4.83m x 2.54m) The kitchen is fitted with wooden eye and base units with work surfaces over incorporating one and a half sink unit with mixer tap and drainer. Four ring gas hob with extractor fan above. Tiled splashbacks. Freestanding fridge freezer. Fitted electric oven and grill. Tilled flooring. Double glazed window to rear. Brick built archway giving access to:



### DINING ROOM

9' 2" x 9' 3" (2.79m x 2.82m) Double glazed French doors giving access to garden. Window to side. Laminate flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access . Fitted carpet . Door to:

### BEDROOM ONE

14' 8" x 8' 9" (4.47m x 2.67m) Double glazed window to front. Radiator. Fitted carpet. Fitted wardrobes.

### BEDROOM TWO

9' 5" x 7' 6" (2.87m x 2.29m) Double glazed window to rear. Radiator. Fitted carpet.

### BEDROOM THREE

9' 3" x 6' 1" (2.82m x 1.85m) Double glazed window to front. Radiator. Fitted carpet. Fitted wardrobe.





## SHOWER ROOM

Two piece suite comprising shower cubicle. Pedestal wash hand basin. Lino flooring. Radiator. Obscure double glazed windows to rear.

## SEPARATE WC

WC. Obscure double glazed window to rear.

## REAR GARDEN

South facing rear garden with block paved patio area. Remainder laid to lawn with mature tree and shrub borders. Privacy fencing. Gated rear access. Outside tap.

## PARKING

Parking is provided via a blocked paved driveway providing parking for two cars



### Energy performance certificate (EPC)

40 Nicholson Road BENFLEET SS7 1PL	Energy rating <b>D</b>	Valid until 8 January 2026
	Certificate number 0360-2085-3390-2706-9776	

Property type  
Mid-terrace house

Total floor area  
81 square metres

#### 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### 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:

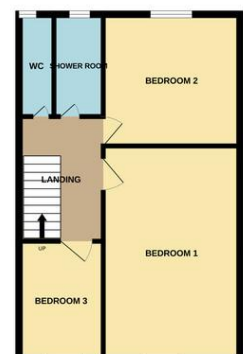
the average energy rating is D  
the average energy score is 50



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 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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