

**Romsey Way, Benfleet
SS7 5TT
£375,000 Freehold**

Town & Country
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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **SHORT DRIVE TO FENCHURCH STREET TRAIN LINE**
- **SEMI-DETACHED HOUSE**
- **POTENTIAL TO MODERNISE & EXTEND (stp)**
- **THREE BEDROOMS**
- **OPEN PLAN LOUNGE/DINER**
- **MODERN FITTED KITCHEN**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **WALKING DISTANCE TO TARPOTS SHOPPING CENTRE**
- **NO ONWARD CHAIN**

**** CLOSE TO TRAIN STATION & LOCAL AMENITIES ****

This superbly located semi-detached house is just over 2 miles to the Fenchurch line train station, close to A13/A127 road links, Tarpots Corner and Benfleet High Road which offer shops, restaurants & amenities as well as being within the catchment area to Jotmans Hall Primary School and The Appleton School.

This family home boasts a modern fitted kitchen which provides a great space for those who love cooking. The open-plan lounge/diner forms the reception room, a perfect place for family gatherings, entertaining guests, or simply relaxing at the end of the day, the downstairs cloakroom completes the ground floor. To the first floor there are three bedrooms, two of which are spacious doubles, perfect for couples or families, and a single room that can be utilised according to your needs. The family bathroom is conveniently located.

One of the unique features of this property is the potential to extend (stp) and modernise. This offers an excellent opportunity to increase the living space or add additional rooms, making the property even more appealing. In conclusion, this property, with its potential for modernisation and extension, offers an outstanding opportunity for families and couples looking to make a house their home. An early viewing is highly recommended to appreciate the potential this property holds.

**** NO ONWARD CHAIN ****

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC glazed entrance door, window to front aspect, vinyl flooring.

ENTRANCE HALL

uPVC partially glazed door, carpet flooring, centre light, stairs to first floor landing. Under stairs cupboard with gas boiler.

LOUNGE/DINER

22' 11" x 11' 5" narrowing to 9' 2" (6.98m x 3.48m narrowing to 2.79m)

Windows to front and rear aspects, carpet flooring, centre & wall mounted lights, serving hatch to kitchen. Finrad skirting radiators.

KITCHEN

11' 0" x 8' 2" (3.35m x 2.49m)

Door to garden, window to rear aspect, tiled flooring, inset spot lights. Range of contemporary wall and base units with contrasting worktop, stainless steel sink/drain, inset electric hob with extractor over, integrated electric oven. Space for washing machine, fridge/freezer.

CLOAKROOM

5' 1" x 2' 8" (1.55m x 0.81m)

Tiled flooring, centre light. Low level WC and wall mounted hand basin, heated towel rail.



FIRST FLOOR LANDING

Window to side aspect, carpet flooring. Finrad skirting radiators, loft access hatch.

BEDROOM ONE

12' 8" x 8' 1" (3.86m x 2.46m)

Window to front aspect, carpet flooring, centre light. Finrad skirting radiators, fitted wardrobes.

BEDROOM TWO

10' 3" x 9' 10" (3.12m x 2.99m)

Window to rear aspect, carpet flooring, centre light. Finrad skirting radiators.

BEDROOM THREE

7' 10" x 7' 5" (2.39m x 2.26m)

Window to front aspect, carpet flooring, centre light. Finrad skirting radiators, built-in cupboard.

FAMILY BATHROOM

5' 8" x 4' 9" (1.73m x 1.45m)

Obscured window to rear aspect, vinyl flooring, centre light. Panelled bath with electric shower over and pedestal wash hand basin. Finrad skirting radiators, fully tiled walls.

WC

5' 8" x 2' 6" (1.73m x 0.76m)

Obscured window to side aspect, vinyl flooring, centre light, low level WC.

EXTERIOR

FRONT

Block paved to front with parking for two cars. Low maintenance hard landscaped garden, access to side. Garage.

REAR

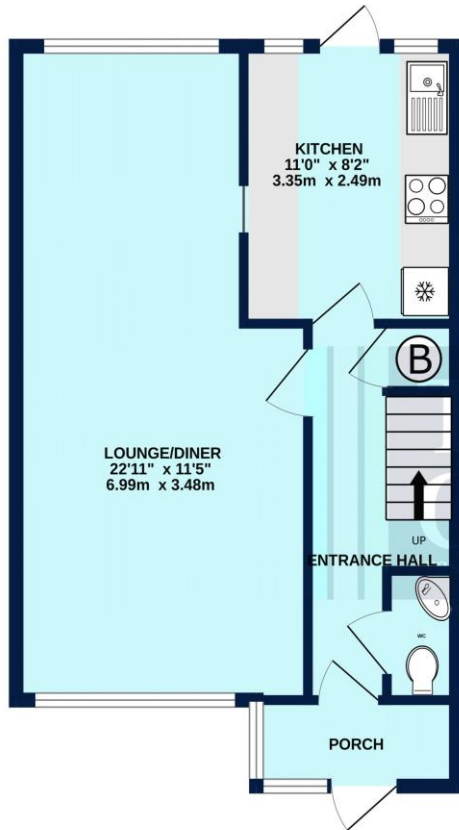
Patio area, laid to lawn, flower beds to borders.



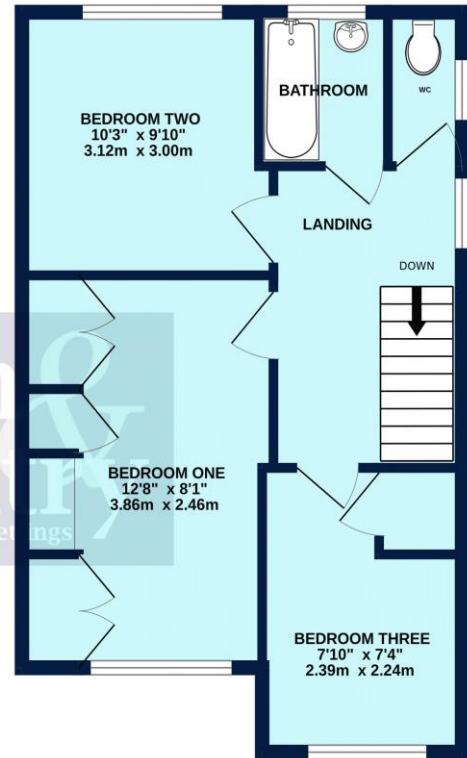




GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



ROMSEY WAY

TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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