



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Sayers, Thundersley



Morgan Brookes believe - In need of modernisation & TLC, this 2 bedroom semi detached bungalow is situated with easy access of local amenities & transport links. The property benefits from good size accommodation, detached garage and potential to extend (STPP).

Our Sellers love - The quiet location and being conveniently situated close to Thundersley Common and local amenities & transport links.

Key Features

- Two Bedrooms.
- In Need of Modernisation.
- Good Size Rear Garden.
- Detached Garage.
- Close Proximity Of Local Amenities.
- Short Distance To Thundersley Common.
- No Onward Chain.
- Call Morgan Brookes Today!

**Offers in Excess of
£325,000**

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Entrance

Wood panelled door to:

Hallway

13' 4" nt 9'9" x 4' 6" nt 3'0" (4.06m nt 2.97m x 1.37m nt 0.91m)

Built in storage cupboard, radiator, doors to:

Living Room

14' 7" x 9' 10" (4.44m x 2.99m)

Double glazed window to rear aspect, radiator.

Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to front aspect, radiator, feature fireplace, fitted wardrobe.

Bedroom 2

9' 0" x 7' 11" (2.74m x 2.41m)

Double glazed window to front aspect, radiator, feature fireplace.

Bathroom

7' 10" x 6' 2" (2.39m x 1.88m)

Obscure double glazed window to side aspect, radiator, panelled bath, pedestal hand basin, low level WC.

Kitchen

13' 0" x 7' 11" (3.96m x 2.41m)

Double glazed windows to side and rear aspects, obscure double glazed panelled door to rear garden, radiator, fitted range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, space and plumbing for appliances, floor mounted boiler, built in storage cupboard, vinyl flooring.

Rear Garden

Paved seating area immediately from property, remainder laid to lawn, side access, access to Garage.

Garage

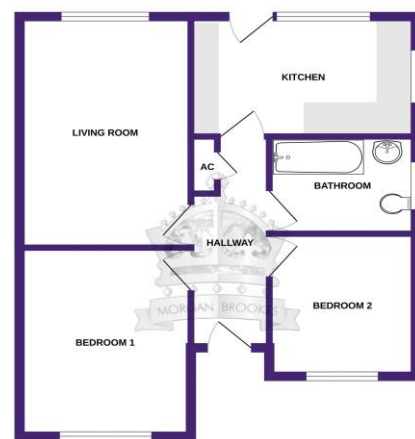
18' 6" x 7' 9" (5.63m x 2.36m)

Up and over door.

Front Of Property

Laid to lawn (potential for off street parking).

GROUND FLOOR



MORGAN BROOKES LTD

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, gardens and other details are approximate and it is recommended to make the necessary enquiries to the local authority or the relevant authorities. The plan is for guidance only and should not be relied upon for any purpose. The plan is for guidance only and should not be relied upon for any purpose. The plan is for guidance only and should not be relied upon for any purpose.

Local Authority Information
Castle Point Borough Council
Council Tax Band: C

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.