



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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14a Melcombe Road, Benfleet, SS7 5NB

£390,000 Freehold

NO ONWARD CHAIN. AN ATTRACTIVE AND VERY SPACIOUS THREE DOUBLE BEDROOM, semi-detached house located within walking distance of shops in the High Road, Benfleet station and primary schools.

Enjoying excellent family accommodation including, lounge, conservatory and modern kitchen/diner, plus two bathrooms and three double bedrooms, plus an 80ft. approx rear garden.

NO ONWARD CHAIN

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Entrance Lobby

Composite door to lobby and further door to rear garden, window to flank, sliding door to hall.

Entrance Hall 17 x 5'10 (5.18m x 1.78m)

Coved and skimmed ceiling, stairs to first floor, radiator, wood laminate flooring.

Lounge 17'10 x 12 (5.44m x 3.66m)



Patio doors leading to conservatory and window to rear, wood laminate flooring, decorative coved and skimmed ceiling, ornamental ceiling rose, radiator, mock Louis style fireplace.



Conservatory 16'6 x 10'9 (5.03m x 3.28m)



Wooden windows and double doors to garden, tiled flooring, power points.

Kitchen 12'10 x 9'6 (3.91m x 2.90m)

Window to front, inset 1.5 single drainer sink unit with mixer tap, cupboards under, white base and wall cupboards, gas hob and electric oven, plumbed for washing machine, ideal wall gas boiler, range of oak work tops with tiled splashbacks, wood laminate flooring, open access to dining area.



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Landing

Loft access, power point, airing cupboard.

Bedroom One 18 x 12'5 max (5.49m x 3.78m max)



Dining area 12'7 x 8 (3.84m x 2.44m)



Window to front, radiator, extensive range of matching bedroom furniture comprising of wardrobes, dressing table, chest of drawer units and bedside cabinets, vanity wash hand basin with mixer tap and cupboards under.



Window to front, wood laminate flooring, radiator, coved and skimmed ceiling.

Cloaks area

Access to shower room, light, coved and skimmed ceiling.

Shower room



Close coupled W.C. with push button control, pedestal wash hand basin with mixer tap, fully tiled shower cubicle, extractor fan, skimmed ceiling with inset lights, chrome towel radiator, fitted full height unit with shelving and cupboard.

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Bedroom Two 12 x 9'2 (3.66m x 2.79m)



Window to rear, radiator, coved ceiling with ceiling rose.

Garden 80ft approx (24.38mft approx)



Patio area, lawned, fenced, pre cast concrete shed to rear.

Bedroom Three 10 x 8'5 (3.05m x 2.57m)



Window to rear, radiator, coved and skimmed ceiling.



Front garden
Lawn area and off street parking.

Bathroom



Window to flank, fully tiled walls, chrome towel radiator, panelled bath with hand grips and electric shower over, shower screen, vanity wash hand basin with mixer tap and cupboards under, close coupled wc with concealed cistern and push button control.

Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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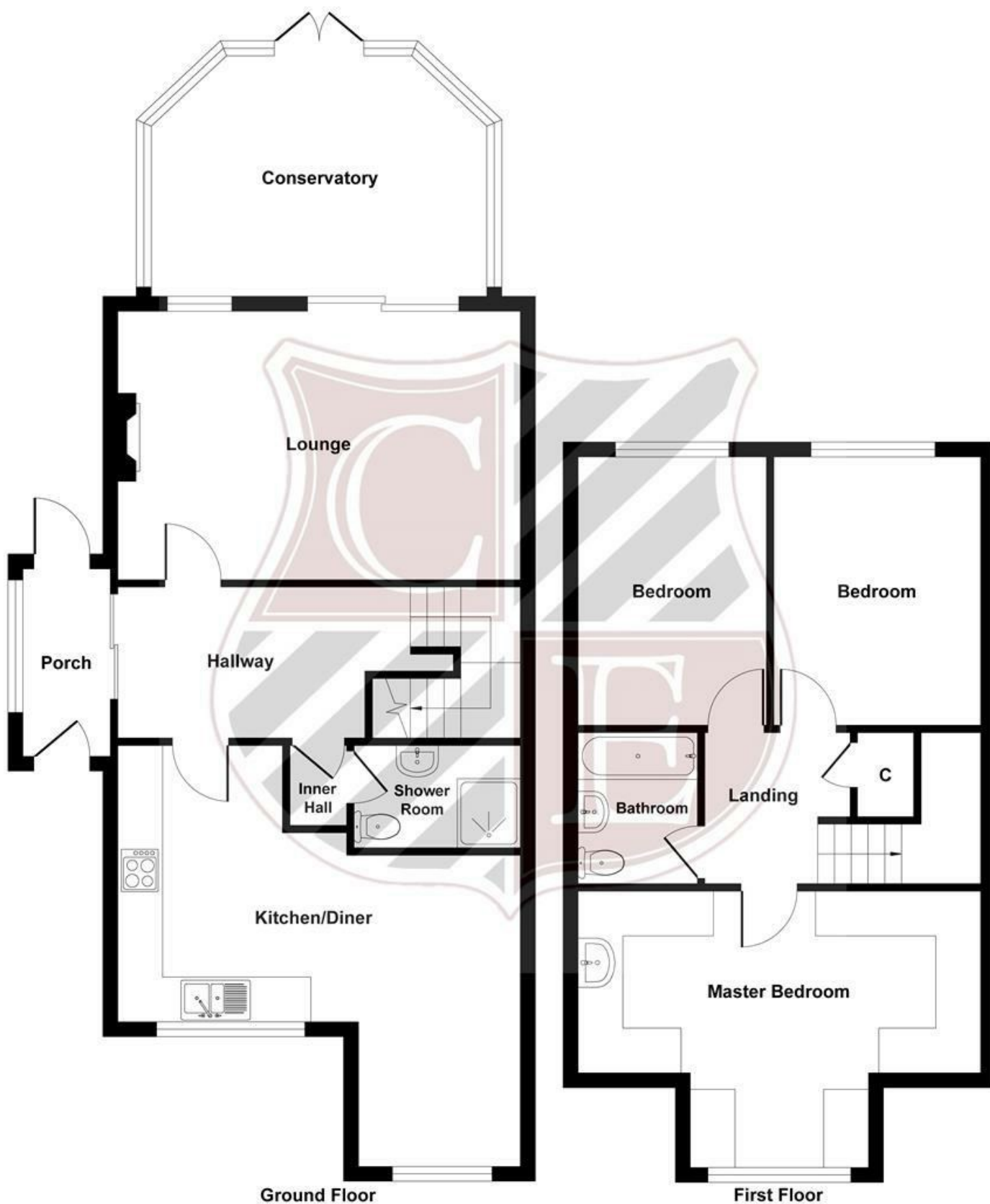


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