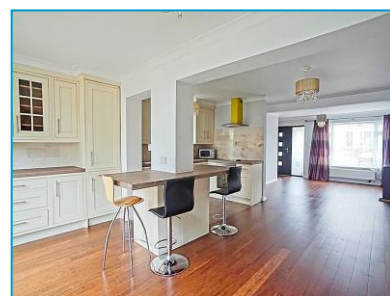




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Roseberry Avenue, Benfleet



Morgan Brookes believe - This spacious three bedroom semi-detached home is perfect for families, situated in a popular location within both King John and Appleton School catchments, close to Woodside Playing Fields and with local amenities, shops and transport links easily accessible. The property benefits from off-street parking, a garage and a private garden, along with gas central heating throughout.

Key Features

- Available Immediately!
- Three Bedroom Semi-Detached Home.
- Off Street Parking & Garage.
- Private Garden
- Open Plan Kitchen / Dining / Living Room.
- Close to Local Schools & Excellent Transport Links.
- Household Income: £44,900+ PA Required For Affordability.
- Call Morgan Brookes Today!

**Monthly Rental Of
£1,600**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Roseberry Avenue, Benfleet

Entrance

Obscure double glazed panelled door leading to:

Entrance Porch

Obscure double glazed windows to front and side aspects, door leading to:

Open Plan Living / Kitchen / Dining Area

Living Area

15' 3" x 13' 2" (4.64m x 4.01m)

Stairs leading to first floor accommodation, double glazed window to front aspect, radiator, feature fire place, under stairs storage area, smooth ceiling, bamboo flooring, opening to:

Kitchen / Diner

18' 8" x 16' 0" (5.69m x 4.87m)

Double glazed window to side aspect, fitted with a range of base and wall mounted island, roll top work surfaces incorporating inset sink and drainer, electric hob with extractor over, fitted electric oven, integrated fridge / freezer and dishwasher, breakfast bar, smooth ceiling, bamboo flooring, double glazed French doors leading to garden.

First Floor Landing

Double glazed windows to side aspect, smooth ceiling incorporating loft access, bamboo flooring, doors leading to:

Master Bedroom

13' 4" x 9' 10" (4.06m x 2.99m)

Double glazed window to rear aspect, radiator, coving to smooth ceiling, bamboo flooring.

Second Bedroom

10' 11" x 10' 2" (3.32m x 3.10m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, bamboo flooring.

Third Bedroom

8' 4" x 6' 0" (2.54m x 1.83m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, bamboo flooring.

Shower Room

9' 2" x 5' 9" (2.79m x 1.75m)

Obscure double glazed window to side aspect, double shower cubicle, wash hand basin in vanity unit, low level W/C, stainless steel heated towel rail, smooth ceiling, tiled walls and flooring.

Garden

Paved seating area from property, remainder laid to lawn, shed to remain.

Front Of Property

Part block paved driveway, access to:

Garage

Up and over door, power and lighting, door leading to garden.

Additional Information

Deposit £1,846.15

Holding Deposit £369.23

Included bills/services: None

Additional Charges: None

Services Connected: Gas, Electricity, Water, Mains Drainage

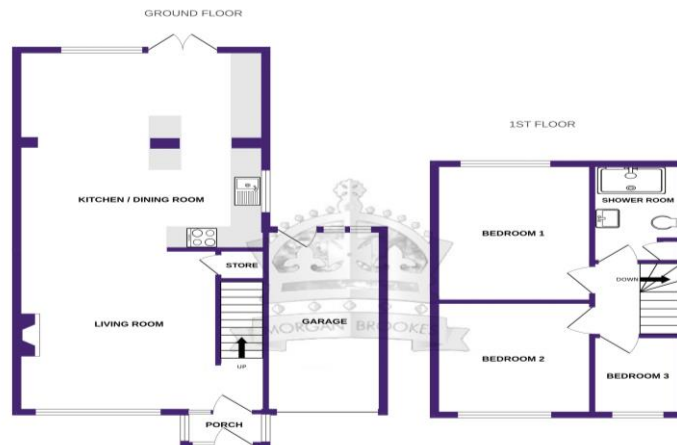
Heating type: Gas Central Heating

Broadband Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: D

Restrictions: No smoking permitted inside the property.



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

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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£1,600

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.