



Brown & Brand



The Rundels
Thundersley, Benfleet, SS7 3QJ

- Three Bedroom mid terraced house
- Quiet walk way position in sought after location
- Modern kitchen & bathroom
- Ideal first time purchase

Guide Price £350,000-£360,000





Property Description

GUIDE PRICE £350,000-£360,000

Set in a quiet walkway yet conveniently located close to Thundersley Village, local schools and shops, is this well-maintained three-bedroom terraced family home. The accommodation comprises an entrance porch leading to an attractive lounge with feature fireplace, while to the rear is a refitted kitchen/diner with French doors opening onto the garden. To the first floor are three well-proportioned bedrooms and an upgraded family bathroom. Outside, the low-maintenance rear garden features a useful summer house/office, providing an ideal space for working from home or additional storage. A detached garage to the rear provides valuable parking and storage. Further benefits include gas central heating, double glazing and good decorative order throughout. An excellent opportunity for families, first-time buyers or those looking for a conveniently located home, and an early appointment to view is highly recommended.



ACCOMMODATION

accommodation approach via double glazed entrance door with glass inserts and matching side panels giving access to

ENTRANCE PORCH

Wood strip flooring. Radiator. Built-in cupboard. panelled door giving access to.

LOUNGE

14' 7" x 14' 5" (4.44m x 4.39m) Carpet. Radiator. Double glazed window to front. Central chimney breast with hearth and inset fire. Flat plaster ceiling with coving. Access to stairs to 1st floor With the caliper and wooden handrail. Panel door giving access through to



KITCHEN/DINER

14' 6" x 9' 9" (4.42m x 2.97m) Fitted in modern white units with worktops over to ground & eye level. Inset oven and grill with four ring hob and extractor hood. inset Stainless steel single bowl single drainer sink unit. Space for freestanding fridge freezer. Space and plumbing for washing machine. Tiled splash backs. Tiled floor. Radiator. Double glazed French doors and window to rear. Access to under Stairs storage.

FIRST FLOOR LANDING

Carpet. Spindle balustrade. Flat plastered ceiling . Access to loft with loft ladder. doors to all rooms.

BATHROOM

fitted in a white three piece suite comprising P shaped bath with plumbed in shower over with glass screen, wash hand basin inset to vanity unit and close coupled WC. Tiled floor. Tiling to walls. Stainless steel towel rail/radiator. Obscure double glazed window to rear. Flat plastered ceiling with spotlights and extractor.



BEDROOM ONE

15' 8" x 8' 5" (4.78m x 2.57m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with coving.

BEDROOM TWO

9' 1" x 8' 2" (2.77m x 2.49m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling with coving

BEDROOM THREE

10' 8" x 5' 9" (3.25m x 1.75m) (including door recess) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with coving. Built in storage cupboard

EXTERNALLY

REAR GARDEN

Low maintenance design with Astroturf and paved patios. Privacy fencing to all aspects. Gated access to rear parking

OFFICE/SUMMER HOUSE

11' x 10' 9" (3.35m x 3.28m) Timber construction with power & lights supplied. Double glazed windows to 2 aspects with matching door.

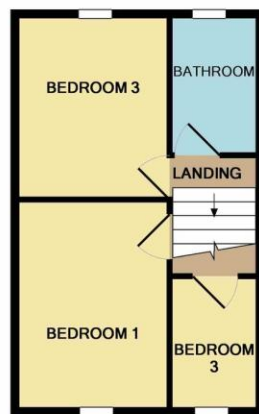
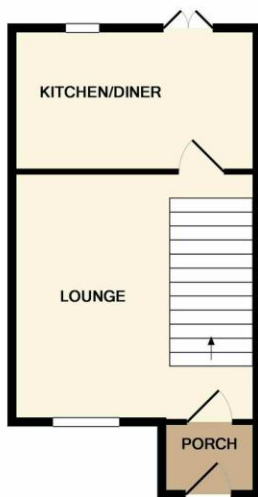




Ideal as garden room or study for homework workers

PARKING

Parking provided via a garage set to rear with up and over door approached by access road to rear.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy performance certificate (EPC)																							
M. The Rundles BENTLEY S17 3QJ	Energy rating C	Valid until:	30 October 2029																				
		Certificate number:	7596-1939-4295-6641-5934																				
Property type		Mid-terrace house																					
Total floor area		71 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 .																							
Energy rating and score		The graph shows this property's current and potential energy rating.																					
This property's energy rating is C. It has the potential to be B.		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.																					
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																					
<table><tr><th>Score</th><th>Energy rating</th></tr><tr><td>91-101</td><td>A</td></tr><tr><td>81-90</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></table>		Score	Energy rating	91-101	A	81-90	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table><tr><th>Current</th><th>Potential</th></tr><tr><td>72 C</td><td>81 B</td></tr></table>		Current	Potential	72 C	81 B
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