MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

High Street, Benfleet







Morgan Brookes believe - If you seeking a place to call home, nestled in a desirable location, then look no further than this contemporary terraced property – available to let now! Boasting recently refurbished interiors, the property is beautifully finished with Victorian fireplaces & sash windows for added charm! It is conveniently located near many amenities, with Benfleet Mainline Station just across the road, making it the ideal home for a commuter!

Key Features

- Contemporary Terraced Property.
- Two Double Bedrooms.
- Kitchen, Living & Dining Rooms.
- Rear Courtyard & Off-Street Parking.
- Directly Opposite Benfleet Mainline Station.
- Highly Desirable Conservation Area.
- Household Income: £41,900+ PA Required For Affordability.
- Call Morgan Brookes Today.

Monthly Rental Of £1,500

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High Street, Benfleet

Entrance
Wooden panelled door leading to:

Entrance Hall
11' 4'' x 3' 1'' (3.45m x 0.94m)
Radiator, stairs leading to first floor accommodation, door leading to:

Living Room
12' 10'' x 10' 7'' (3.91m x 3.22m)
Sash bay window to front aspect, feature fireplace, radiator, dado rail, coving to ceiling, exposed floor.

Dining Room
11' 1'' x 10' 11'' (3.38m x 3.32m)
Sash window to rear aspect, feature fireplace, dado rail, exposed floor, radiator, door leading to:

Cloakroom
4' 8'' x 2' 8'' (1.42m x 0.81m)
Wash hand basin, low level W/C, tiled flooring.

Kitchen
9' 6'' x 6' 10'' (2.89m x 2.08m)
Sash window to side aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink, four point gas hob with extractor fan over, integrated oven, space for appliances, exposed flooring, bi-folding doors leading to courtyard.

Landing
10' 10'' x 4' 11'' (3.30m x 1.50m)
Smooth ceiling incorporating loft access, carpet flooring, doors leading to:

Master Bedroom
14' 3'' x 10' 10'' (4.34m x 3.30m)
Sash windows to front aspect, feature fireplace, dado rail, radiator, carpet flooring.

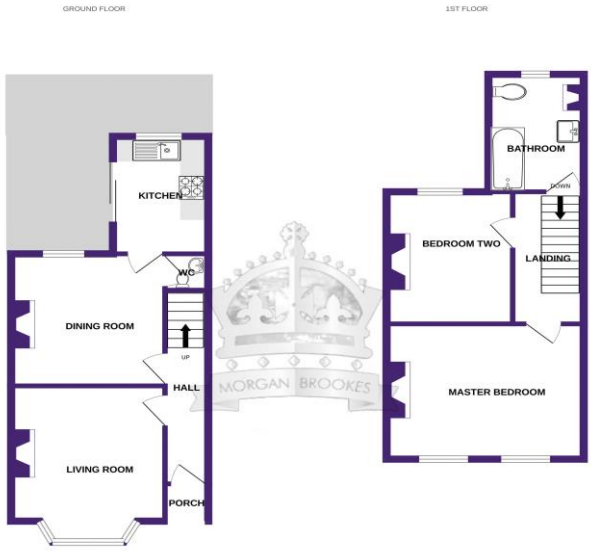
Second Bedroom
10' 9'' x 8' 9'' (3.27m x 2.66m)
Glazed sash window to rear aspect, feature fireplace, storage cupboard, dado rail, radiator, carpet flooring.

Bathroom
9' 4'' x 6' 9'' (2.84m x 2.06m)
Glazed sash window to rear aspect, feature fireplace, paneled bath, complimentary tiles, vanity wash hand basin, low level WC, tiled flooring.

Courtyard Garden
20' 8'' x 14' 9'' (6.29m x 4.49m)
Laid to paving, entertainment area.

Front Of Property
0' 0'' x 0' 0'' (0.00m x 0.00m)
Driveway providing off-street parking for two vehicles.

Additional Information
Deposit £1730.77
Holding Deposit £346.15
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: B

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

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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.