

COUNTRYSIDE

ESTATES



14 St. Clements Close, Benfleet, SS7 5XF

Guide Price £320,000 - £340,000 Freehold

OFFERED WITH NO CHAIN THIS WELL APPOINTED THREE BEDROOM FAMILY HOME. Situated within a cul-de-sac position, boasting spacious sized living accommodation and bedrooms. An approx. 50FT landscaped west facing rear garden and private garage.

Ideally located being within just a short walk of Appleton Senior School and Kents Hill Primary Schools. VIEWING STRONGLY ADVISED. GUIDE PRICE £320,000 - £330,000

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Accommodation

Aluminum part glazed entrance door, leading through to:

Entrance Hall



Carpet, coved artex ceiling, radiator, door leading through to:

Living/Dining Room 17'9 x 12'2 (5.41m x 3.71m)



Double glazed window to front aspect, wood flooring, coved smooth plastered ceiling, understairs nook with storage, radiator, TV and power points.



Kitchen 13'4 x 8'0 (4.06m x 2.44m)



Double glazed window to rear aspect and door opening to garden, vinyl flooring, coved artex ceiling, fitted shaker style kitchen with tiled splash backs, inset stainless steel one and a half sinks with drainer and chrome mixer tap, electric hob with extractor fan over and oven, space for fridge freezer and washing machine, power points, two storage cupboards housing boiler and cylinder.



Landing



Carpet, coved artex ceiling with access to loft via hatch with pull down ladder. Doors leading to:

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Bedroom One 13'2 x 9'2 (4.01m x 2.79m)



Double glazed window to rear aspect, carpet, coved smooth plastered ceiling, radiator and power points.

Bedroom Two 13'0 x 8'2 (3.96m x 2.49m)



Double glazed window to front aspect, carpet, coved artex ceiling, radiator, power points.

Bedroom Three 10'0 x 6'10 (3.05m x 2.08m)



Double glazed window to front aspect, carpet, coved smooth plastered ceiling, storage cupboard, radiator and power points.

Bathroom 7'8 x 5'7 (2.34m x 1.70m)



Double glazed obscure window to rear aspect, vinyl flooring, coved artex ceiling, half tiled walls, panelled bath with shower over and glass screen, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, radiator.

Rear Garden



Approx. 50ft West facing established rear garden, commencing with patio, mostly laid to lawn with flower bed borders, large wooden shed, external water tap.



Garage

Situated within a block of garages, pedestrian access off the

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cul-de-sac with, up and over door, vehicular access is off Stanway road.

Council Tax
BAND C - Castle Point Borough Council

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		

Very environmentally friendly - lower CO ₂ emissions			
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Not environmentally friendly - higher CO ₂ emissions			
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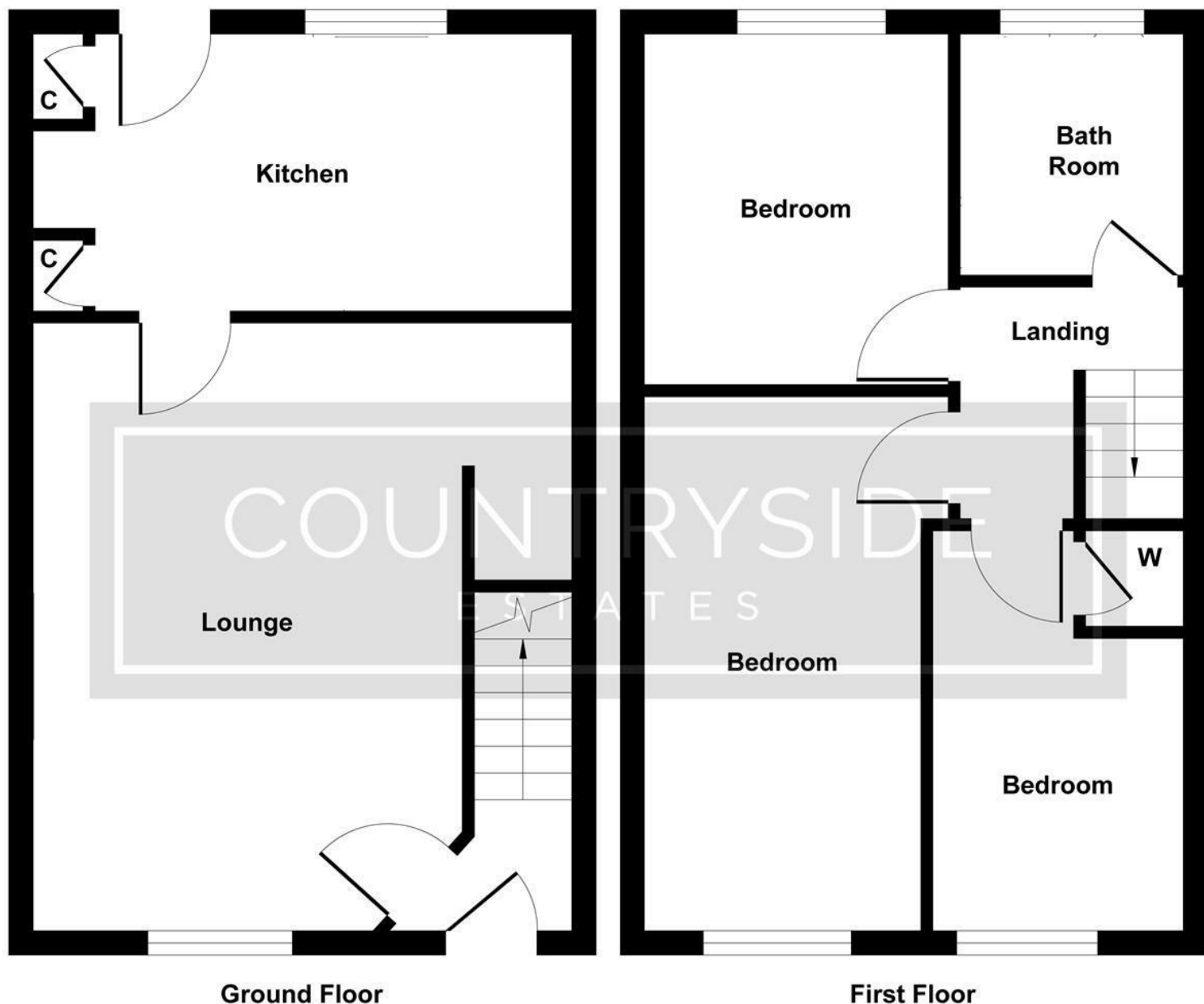


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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