



Brown & Brand



Ivy Road  
Benfleet, SS7 4DG

- Three bedroom semi detached family home
- No On ward Chain
- West facing rear garden
- Detached garage and off road parking

**£365,000**





## Property Description

Situated in a sought-after cul-de-sac, offering excellent access to the A130 and A13 as well as local schools is this three-bedroom semi-detached family home available for sale with no onward chain. The accommodation comprises an entrance hallway, a lounge to the front, a spacious kitchen/diner, a ground floor bathroom and three well-proportioned bedrooms to the first floor. Externally, the property benefits from a west-facing rear garden, a detached garage and off-street parking provided via an independent driveway.





#### ACCOMMODATION COMPRISES

The property is accessed via a double-glazed front door with an obscure glazed side panel leading into:

#### ENTRANCE HALLWAY

6' 9" x 4' 1" (2.06m x 1.24m) Vinyl tiled flooring, storage cupboard, and stairs rising to the first floor. Doors provide access to:

#### LOUNGE

14' 7" x 11' 2" (4.44m x 3.4m) Double-glazed window to the front, fitted carpet, radiator, feature fireplace, wall lights and coving to the ceiling.

#### KITCHEN/DINER

16' 1" x 9' 7" (4.9m x 2.92m) Fitted with modern base and wall units with laminate work surfaces over incorporating a one-and-a-half stainless steel sink unit with mixer tap and drainer. Tiled splashbacks, space for cooker with extractor fan above and space for fridge and freezer. Wall-mounted boiler, radiator, serving hatch and double-glazed window to the rear. Vinyl tiled flooring and a double-glazed door leading to:

#### LEAN TO

9' 7" x 5' 9" (2.92m x 1.75m) Doors and windows to the rear with tiled flooring.

#### GROUND FLOOR BATHROOM

Three-piece suite comprising vanity sink unit with mixer tap, low-flush WC, and P-shaped bath with shower attachment. Heated towel rail, vinyl tiled flooring, obscure double-glazed window to the side, and cupboard housing plumbing for a washing machine.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Fitted carpet, radiator, loft access and doors leading to:

#### BEDROOM ONE

13' 8" x 10' 4" (4.17m x 3.15m) Double-glazed window to the front, fitted carpet, fitted wardrobes, radiator and eaves storage.

#### BEDROOM TWO

9' 5" x 8' 6" (2.87m x 2.59m) Double-glazed window to the front, fitted carpet and radiator.

#### BEDROOM THREE

10' 2" x 6' 8" (3.1m x 2.03m) Double-glazed window to the side, fitted carpet, radiator and eaves storage.





## OUTSIDE

### REAR GARDEN

West-facing garden backing onto open fields featuring a decked area with the remainder laid to lawn, enclosed by wooden panel fencing for privacy.

### DETACHED GARAGE

23' 10" x 9' 2" (7.26m x 2.79m) Equipped with a roller door, power and lighting.

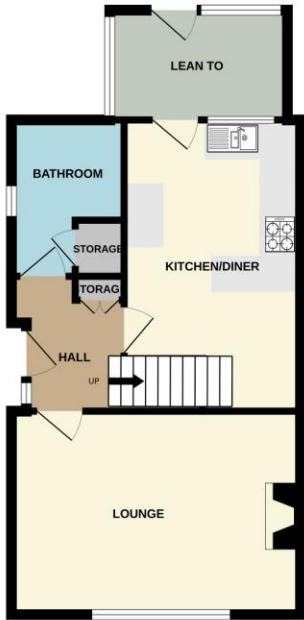
### PARKING

Parking is provided via an independent driveway providing parking for one car.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metrage v2024



Brown Brand Material Information Powered by kotini

### Energy performance certificate (EPC)

19 Ivy Road, SENFLEET, SS7 4DG	Energy rating <b>D</b>	Valid until: 1 April 2036
		Certificate number: 6136-9824-5600-0132-0202

Property type	Semi-detached house
Total floor area	70 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.