



- CHARACTER COTTAGE
- WEST BACKING REAR GARDEN
- ATTRACTIVE LOUNGE
- DINING ROOM

10 Parkstone Avenue, Benfleet, Essex , SS7 1SR

Guide Price £300,000

Guide price £300,000 to £325,000. Come and take a look at this beautiful character cottage with a WEST BACKING rear garden. Offering cosy accommodation which comprises a Lounge, dining room, well fitted kitchen and useful outside storage cupboard. Two first floor bedrooms and a bathroom with a bath and shower. Be quick to view.



Property Description

LOUNGE

11' 9" x 10' 2" (3.6m x 3.1m) This most attractive room has a double glazed entrance door and a double glazed window to the front aspect. Coving. Feature fire surround with an adjacent cupboard housing the gas meter with shelving above. Laminate flooring. Radiator.

DINING ROOM

11' 9" x 11' 1" (3.6m x 3.4m) Stairs to the first floor. Feature cast iron fireplace. Laminate flooring. Double glazed window to the rear. Built in cupboard with shelving over.

KITCHEN

7' 10" x 7' 6" (2.4m x 2.3m) Well fitted with a range of units at eye and base level with work surfaces over. One and half bowl single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. 4 ring gas hob with an extractor cooker hood over and a built under oven. Double glazed window to the rear. Double glazed door to the side. Tiled floor.

LANDING

Built in storage cupboard.

BEDROOM ONE

11' 9" x 10' 2" (3.6m x 3.1m) Double glazed window to the front. Radiator. Coving.

BEDROOM TWO

11' 5" x 6' 3" (3.5m x 1.91m) Double glazed window to the rear. Radiator. Coving.

BATHROOM





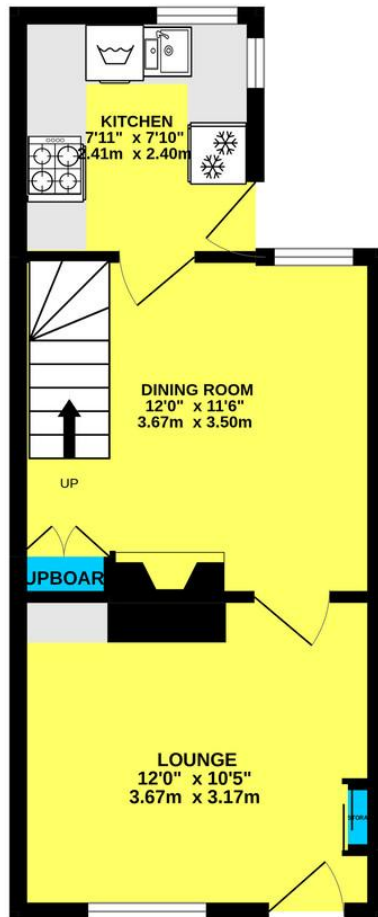
With a low level wc vanity wash hand basin, panelled bath with a mixer tap and shower over and a separate shower cubicle. Cupboard housing the gas fired central heating boiler. Radiator. Access to the loft which the vendor informs us is part boarded. Coving. Inset ceiling spotlights.

REAR GARDEN

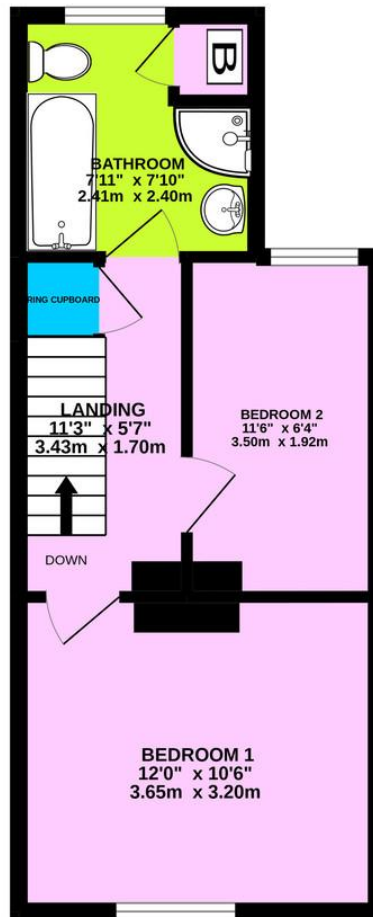
In excess of 55' being west backing. Laid to lawn with a paved patio. Garden shed. Rear access. Outside cupboard providing space for a tumble dryer.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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