

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kimberley Road, South Benfleet, SS7 5NJ



GUIDE PRICE £370,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this three bedroom semi-detached chalet situated in a popular South Benfleet residential location within easy reach of local schools, High Road shops and amenities and Benfleet station. The property would make an ideal FIRST TIME BUY and benefits from having two reception rooms, one of which could be an additional bedroom; 45' South backing rear garden and off street parking. EPC rating - E. Our ref: 15577

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Kimberley Road, South Benfleet, SS7 5NJ

Accommodation comprises:

Entrance via obscure uPVC double glazed leadlight door to:

HALLWAY

UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

LOUNGE 16' 7" x 9' 9" (5.05m x 2.97m)

Coved and skimmed ceiling. UPVC double glazed patio door providing access to and overlooking REAR GARDEN. Feature fireplace with gas fire insert. Radiator.



DINING ROOM/GROUND FLOOR BEDROOM FOUR 12' 9" x 9' 9" (3.89m x 2.97m)

UPVC double glazed window to front aspect. Radiator



KITCHEN 10' 7" x 8' 7" (3.23m x 2.62m)

UPVC double glazed window to rear aspect. UPVC double glazed door to REAR GARDEN. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Bosch washing machine to remain. Gas cooker to remain. Space for under counter fridge. Tiled floor.



SHOWER ROOM 6' 5" x 5' 9" (1.96m x 1.75m)

Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle. Radiator. Tiled walls.

FIRST FLOOR LANDING

Coved ceiling. Double glazed window to side aspect. Doors to:

BEDROOM ONE 13' 10" x 12' 3" (4.22m x 3.73m)

Two uPVC double glazed windows to front aspect. Built in storage cupboard. Radiator.



BEDROOM TWO 9' 6" x 9' 5" (2.9m x 2.87m)

UPVC double glazed window to rear aspect. Radiator.



BEDROOM THREE 12' 8" x 9' 5" reducing to 7' 7" (3.86m x 2.87m > 2.31m)

UPVC double glazed window to rear aspect. Radiator.



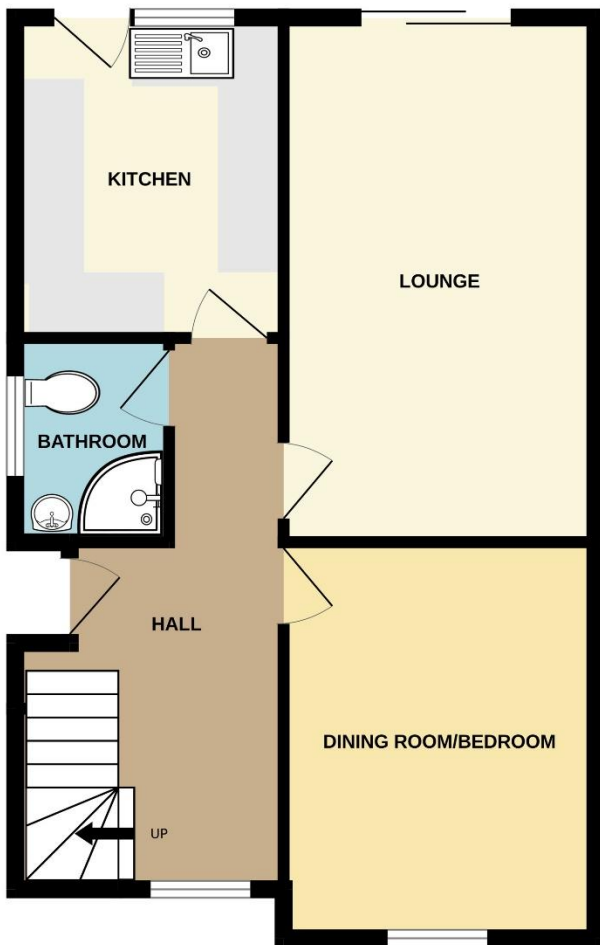
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawned front garden with tree and shrub front boundary and independent driveway to side, providing off street parking for two vehicles. Door to **REAR GARDEN**.

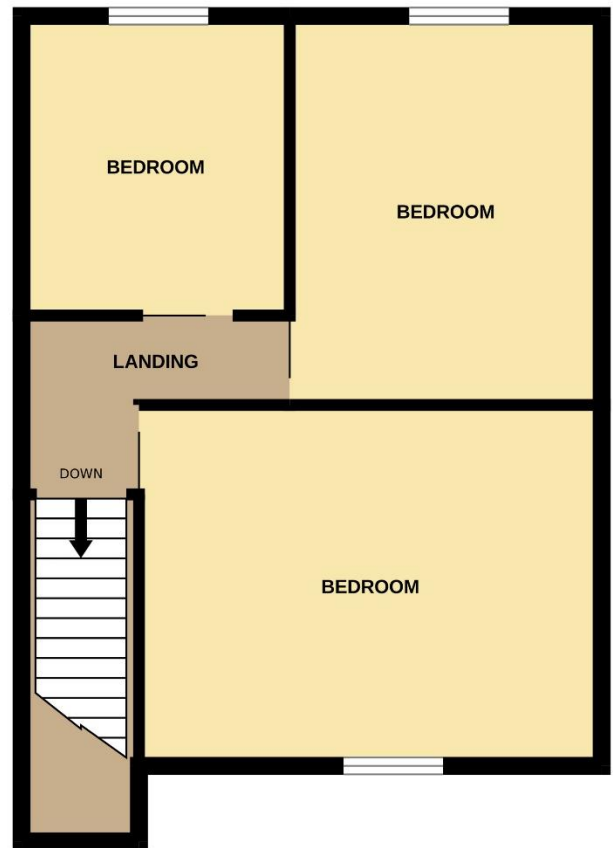
The **REAR GARDEN** measures 45' and is South backing. Commencing with paved patio and is mostly laid to lawn. Established flower beds and shrubs. Shed to remain. Fencing to all boundaries.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.