

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Appleton Road, South Benfleet, SS7 5DB



GUIDE PRICE £350,000 - £365,000

Requiring a little updating and situated on the ever popular Jotmans estate in South Benfleet is this two bedroom semi-detached bungalow, offered for sale with NO ONWARD CHAIN. Benefitting from having lounge measuring 11' 2"; kitchen/diner measuring 15' 3"; conservatory; two double bedrooms; 45' West backing rear garden and off street parking for one with potential for more. EPC rating - D. Our ref: 15446

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Accommodation comprises:

Entrance via obscure leadlight door to:

RECEPTION HALL

Loft access. (We understand from the vendor that the loft is fully boarded). Radiator. Wooden floor. Doors to:

LOUNGE 11' 2" x 11' (3.4m x 3.35m)

UPVC double glazed leadlight bay window to front aspect. Wall mounted air conditioning unit. Radiator. Wooden flooring.



KITCHEN/DINER 15' 3" x 11' 8" approx. (4.65m x 3.56m)

Coved and skimmed ceiling. Dual aspect uPVC double glazed windows to side and rear aspects. Obscure glazed door to rear aspect. Base and eye level unit. Roll edged working surfaces. Matching upstands. Inset white ceramic sink with brass effect mixer tap. Space for electric cooker with extractor hood over. Space for fridge/freezer. Space for washing machine. Radiator. Laminate flooring.



BEDROOM ONE 11' 10" x 10' 10" (3.61m x 3.3m)

UPVC double glazed bay window to front aspect. Radiator.



BEDROOM TWO 11' 3" x 9' 8" (3.43m x 2.95m)

French style doors leading to CONSERVATORY. Dado rail. Radiator.



CONSERVATORY 14' 8" x 6' 8" (4.47m x 2.03m)

UPVC double glazed conservatory with French style doors providing access to REAR GARDEN. Blinds to remain. Tiled floor.

BATHROOM 7' 9" x 4' 4" (2.36m x 1.32m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted wash hand basin and panelled bath with electric shower over. Radiator. Tiled walls. Tiled floor.



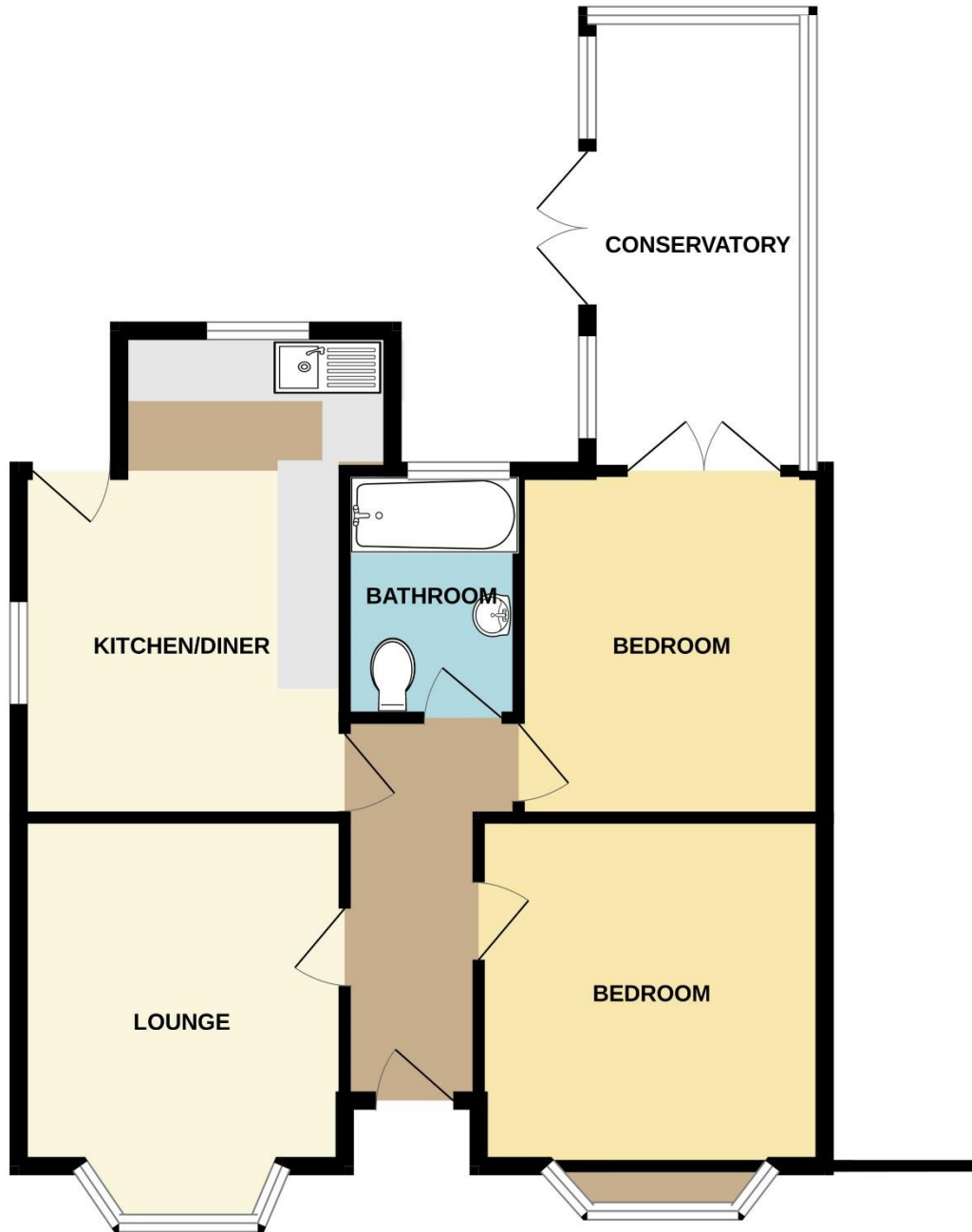
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for one vehicle. The remainder is laid to lawn with pathway to front door. Gated side access.

The **REAR GARDEN** measures approx. 45' and is West backing. Commencing with block paved patio and pathway. The remainder is mostly laid to lawn with established flower beds and shrubs. Shed to remain. Fencing to all boundaries.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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.