

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Chesterfield Avenue, Benfleet, SS7 3HR



£350,000

Offered for sale with NO ONWARD CHAIN is this well presented two bedroom semi-detached bungalow, with potential to extend, subject to usual planning consents. This property benefits from having a 13' 3" kitchen; 13' lounge; off street parking for two vehicles; a 70' approx. rear garden and is within catchment for the OFSTED outstanding Robert Drake School and within easy reach of local amenities, major routes and bus routes via the A13. EPC rating - C. Our ref: 15687

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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Loft access. Radiator. Laminate flooring. Doors to:



BEDROOM ONE 12' 3" x 9' 9" (3.73m x 2.97m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



LOUNGE 13' x 12' 2" (3.96m x 3.71m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.

KITCHEN 13' 3" x 8' 8" (4.04m x 2.64m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Double glazed French style doors leading to REAR GARDEN. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring gas hob with extractor hood above and electric oven under. Space for fridge/freezer. Space for washing machine. Tiled splashbacks. Concealed wall mounted combi boiler. Radiator. Tiled floor.



BEDROOM TWO 9' 8" x 8' 9" (2.95m x 2.67m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BATHROOM 9' 8" x 4' 10" (2.95m x 1.47m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower. Extractor fan. Heated towel rail. Tiled walls. Tiled floor.



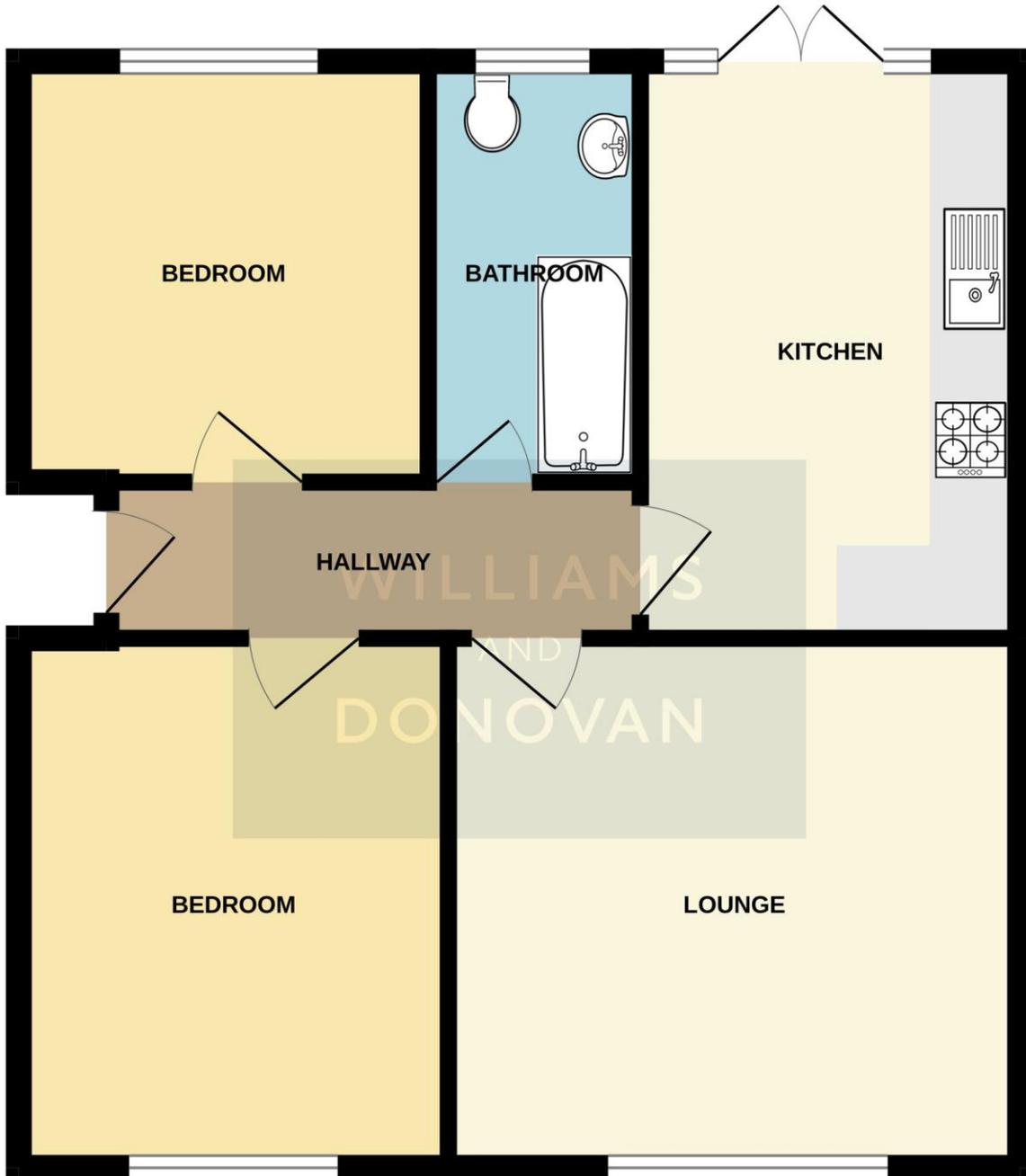
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a block paved driveway providing off street parking for two vehicles. Flower and shrub bed borders. Brick retaining wall to front boundary.

The **REAR GARDEN** measures approx. 70' and commences with patio leading to lawn. Shrub bed borders. Shed to remain. Gated side access.



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



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.