

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Nicholson Road, Thundersley, Benfleet, SS7 1RL



£350,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN this extended three bedroom terraced property situated in a popular residential location within short walking distance of The King John School, and close proximity to Thundersley Glen and major routes and amenities via the A13. The property benefits from having two reception rooms; study; ground floor cloakroom; garage in nearby block with off street parking for numerous vehicles and would make an ideal FIRST TIME BUY or BUY TO LET investment. EPC rating - TBC. Our ref: 15795

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The accommodation comprises:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION.

Doors to:



LOUNGE 11' 5" x 11' (3.48m x 3.35m)



DINING ROOM 15' 3" x 9' (4.65m x 2.74m)

KITCHEN 19' 2" x 7' 4" max. (5.84m x 2.24m)



STUDY 8' 5" x 6' 7" (2.57m x 2.01m)

GROUND FLOOR CLOAKROOM 3' 5" x 3' 3" (1.04m x 0.99m)

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 14' 10" x 10' 3" (4.52m x 3.12m)



BEDROOM TWO 12' 4" x 10' 3" (3.76m x 3.12m)



BEDROOM THREE 10' 4" x 6' 5" (3.15m x 1.96m)



BATHROOM 8' max. x 6' 3" (2.44m x 1.91m)



OUTSIDE OF PROPERTY:

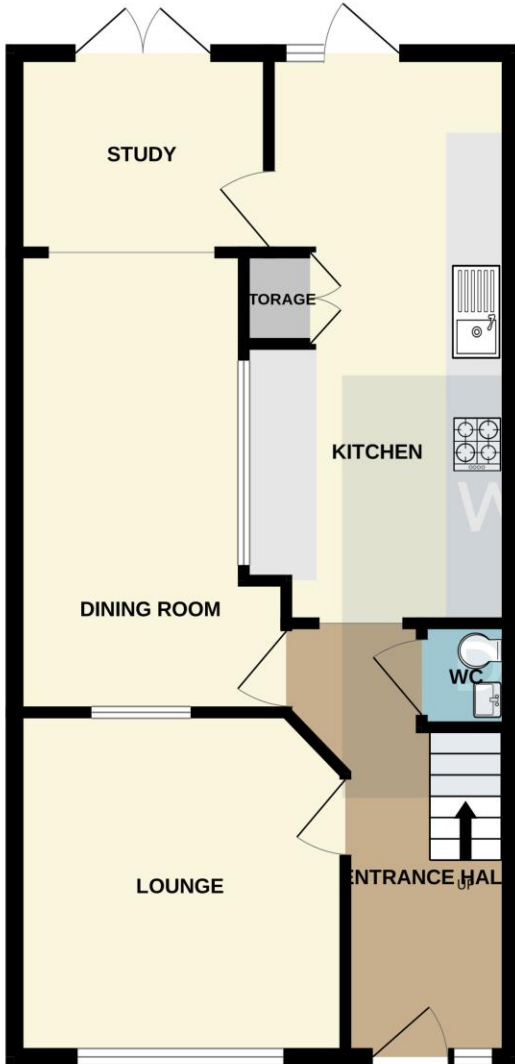
To the **FRONT** of the property is a hard standing area providing off street parking for numerous vehicles.

The **REAR GARDEN** measures approx. 30' and commences with patio area leading to lawn. Stone shingle borders. Various shrubs. Fencing to all boundaries.

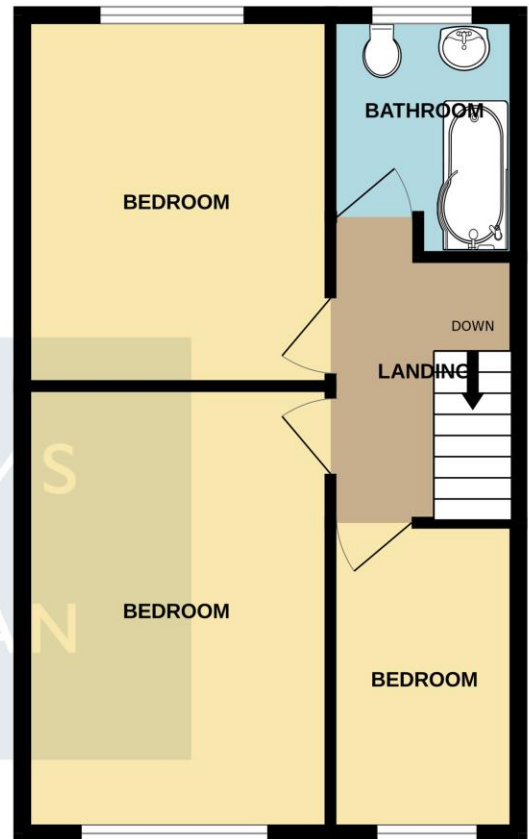


GARAGE in block opposite.

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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