

Kents Hill Road, South Benfleet, SS7 5PN



£325,000

WILLIAMS & DONOVAN - situated in a central South Benfleet location within easy reach of local schools, shops and just under a mile from Benfleet station, is this period two bedroom semi-detached house. Whilst requiring modernisation, this property benefits from being offered with NO ONWARD CHAIN and having a spacious kitchen/diner; lounge; two double bedrooms; ground floor cloakroom; garage and west backing rear garden.

EPC rating - D. Our ref: 13542

Directions: Proceed from our office left along the High Road. Take the 4th turning on the right into Kents Hill Road where the property can be found almost immediately on the left hand side.



Tel: 01268 755252

www.williamsanddonovan.com



Kents Hill Road, South Benfleet, SS7 5PN

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION. Picture rail. Dado rail. Radiator. Doors to:

LOUNGE 12' x 10' 2" (3.66m x 3.1m)

Double glazed bay window to front aspect. Fire surround with mantle. Wall lights. Radiator.



KITCHEN/DINER 16' x 10' (4.88m x 3.05m)

Double glazed windows to side and rear aspects. Door to LEAN TO. Range of base and eye level units. Roll top working surfaces. Inset stainless steel sink drainer. Tiled splashbacks. Space for cooker. Space for washing machine. Space for fridge/freezer.



LEAN TO 13' 3" x 5' 1" (4.04m x 1.55m)

Double glazed windows to rear aspect. Space for washing machine. Space for tumble drier. Door to REAR GARDEN. Door to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear aspect. Two piece suite comprising low level w/c and pedestal mounted wash hand basin.

FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 12' 7" x 10' 4" (3.84m x 3.15m)

Double glazed window to front aspect. Picture rail. Storage cupboard. Radiator.



BEDROOM TWO 11' 1" x 8' 7" (3.38m x 2.62m)

Double glazed window to rear aspect. Picture rail. Radiator.



BATHROOM

Obscure double glazed window to rear aspect. Three piece suite comprising low level w/c, vanity mounted wash hand basin and shower cubicle with electric shower and hand held attachment. Extractor fan. Radiator. Laminate flooring.



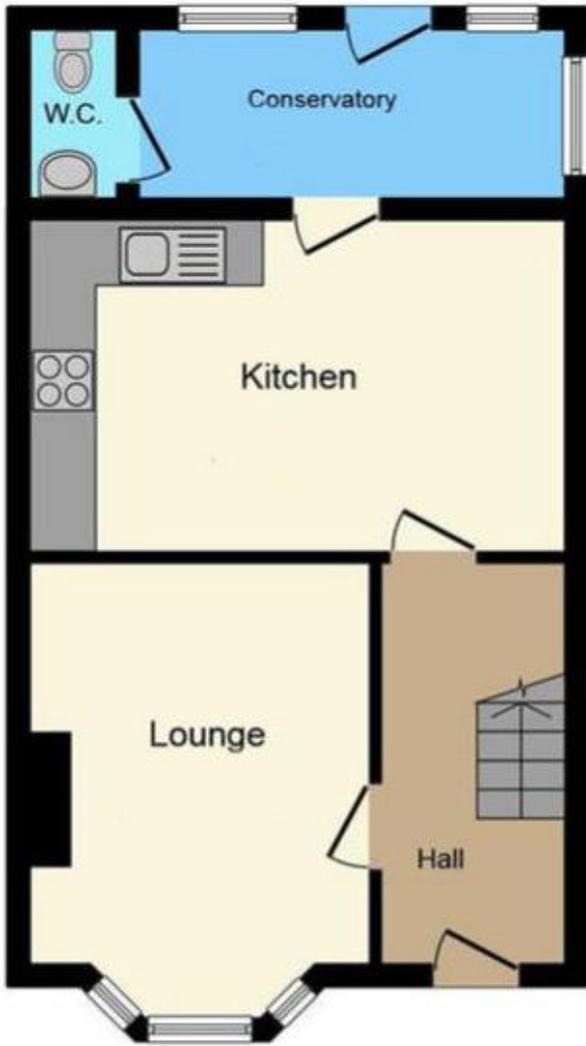
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a front yard with brick built boundaries and pathway to front door. Mature shrubs. Access to REAR via side gate.

The **REAR GARDEN** is West backing and measures approx. 50'. Commencing with patio area leading to lawn. Shrub and flower bed borders. Mature trees. Shed to remain. Access to FRONT via side gate.

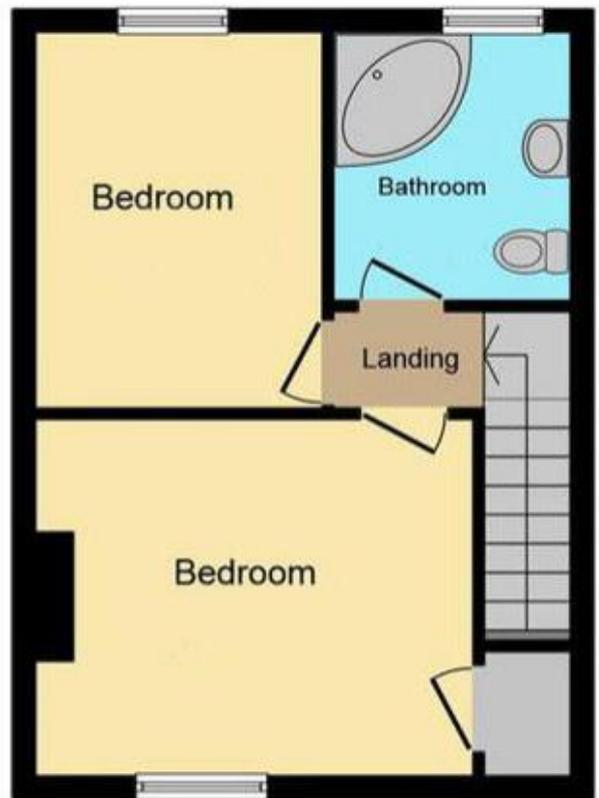
GARAGE accessed via side access road, with up and over door.





Ground Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx



First Floor

Floor area 33.0 sq. m. (355 sq. ft.) approx

Total floor area 76.0 sq. m. (818 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.