



stuart
thomas

1 Manor Road

Benfleet, SS7 4BE

- WALKING DISTANCE LOCAL SHOPS
- NO ONWARD CHAIN
- L SHAPED KITCHEN
- TWO BEDROOMS

Guide Price £260,000

EPC Rating '51'



ENTRANCE HALL Double glazed entrance door and two double glazed windows to the entrance hall. Radiator. Storage cupboard.

LOUNGE 13' 0" x 11' 2" (3.96m x 3.4m) With double glazed French doors and an adjacent window leading to the small lean to. Double glazed window to the side. Radiator. Wall mounted gas fire.

KITCHEN 14' 2" x 9' 8 max L shaped" (4.32m x 2.95m) Double glazed window to the front. Units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer taps over. Space and plumbing for a washing machine. Radiator. Airing cupboard.

BEDROOM ONE 13' 0" x 11' 2" (3.96m x 3.4m) Double glazed windows to the front and side. Built in storage cupboard with an electric wall mounted fire beneath. Coving.

BEDROOM TWO 8' 3" x 7' 11" (2.51m x 2.41m) Double glazed window to the rear. Radiator. Coving.

BATHROOM With a 3 piece coloured suite comprising a low level wc pedestal wash hand basin and panelled bath with an electric shower over. Double glazed obscure window to the rear. Radiator. Access to the loft.

GARAGE Detached at the rear of the property. Up and over door. Storage shed. Off street parking via block paved area.

GARDEN Being a corner plot the majority of the garden space is on the corner, siding the A13. This garden is laid to lawn and South Facing. Outside water supply. Wrought iron gate leads to the storage area.

