



STUART THOMAS
ESTATES



- IN NEED OF UPDATING
- POPULAR LOCATION
- WEST BACKING REAR GARDEN
- LOUNGE WITH FRENCH DOORS

28 Badger Hall Avenue, Benfleet, SS7 1TN

Guide Price £325,000

Are you looking for a project? Come along to view this semi detached two bedroom bungalow located in the popular turning off the Kiln Road within walking distance of the King John School and Seevic College. In need of updating with a West Backing rear garden.



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Radiator. Access to the loft via a loft ladder. Cupboard housing the electric meter.

LOUNGE

14' 9" x 10' 9" (4.5m x 3.3m) With double glazed french doors leading to the rear garden. Double radiator. Two wall light points. Tiled fireplace.

KITCHEN

12' 5" x 7' 6" (3.8m x 2.3m) Units at eye and base level. Single drainer stainless steel sink unit. Double glazed door and window to the side. Double glazed window overlooking the rear garden. Floor mounted gas fired central heating boiler.

BEDROOM ONE

10' 2" x 9' 6" (3.1m x 2.9m) Double glazed window to the front. Radiator.

BEDROOM TWO

9' 10" x 7' 6" (3.0m x 2.3m) Double glazed window to the front. Radiator.

BATHROOM

3 piece suite comprises a low level wc pedestal wash hand basin and a panelled bath. Radiator. Obscure double glazed window to the side. Coving. Half tiled to all visible walls.

PARKING

A long independent driveway provides ample off street parking.

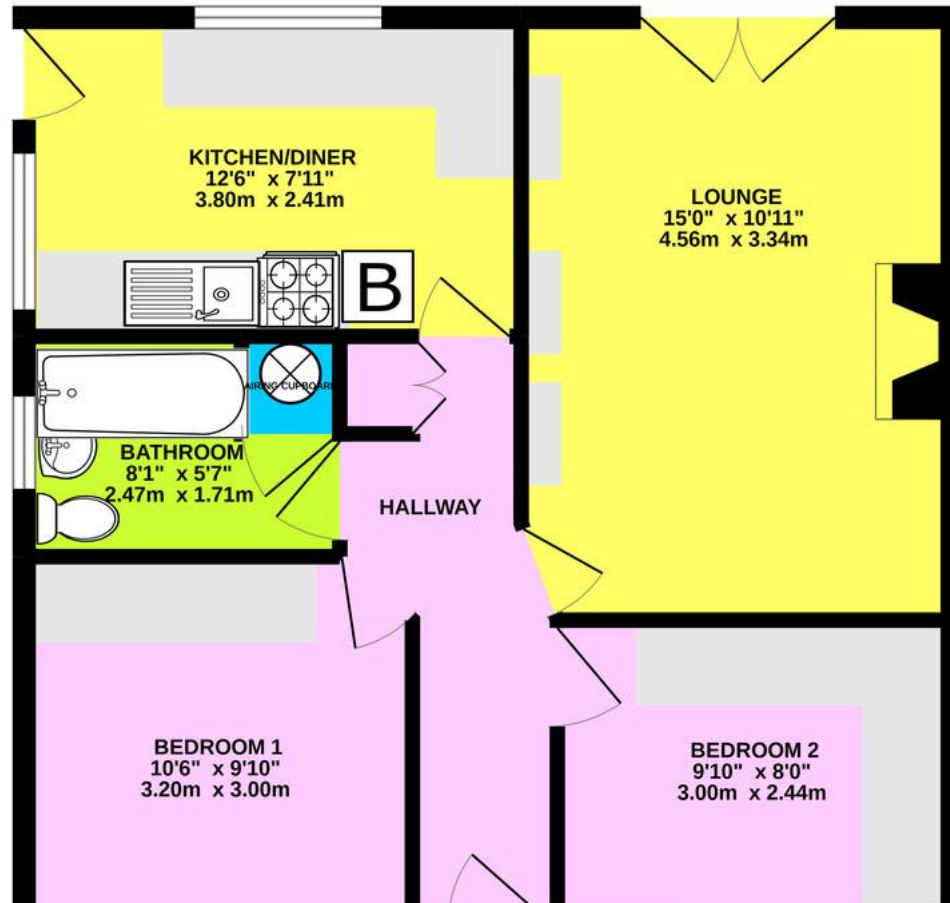




REAR GARDEN

This good size WEST BAKING rear garden is laid to lawn. Various trees and shrubs, Two sheds and a greenhouse. Patio and some decking. External water supply. Brick built store. 4.2m x 2.4m

GROUND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements