



STUART THOMAS  
ESTATES



- PRIVATE GARDEN
- GARAGE
- ALLOCATED PARKING SPACE
- GOOD SIZE LOUNGE/DINER

145 Chesterfield Avenue, Benfleet, Essex , SS7 3HW

Guide Price £260,000 - £265,000

GUIDE Price £260,000 to £265,000 With its own FRONT DOOR, PRIVATE GARDEN and GARAGE! Offering GOOD SIZE ACCOMMODATION which includes a 21' lounge/diner, fitted kitchen and two good size bedrooms. Close to local shops, Robert Drake School and regular bus routes.



## Property Description

### WHAT WE LOVE

With its own FRONT DOOR, PRIVATE GARDEN and GARAGE! This ground floor maisonette offers SPACIOUS ACCOMMODATION which includes a 21' lounge/diner, fitted kitchen and two good size bedrooms. Close to local shops and regular bus routes.

### HALLWAY

Entrance door leading to spacious hallway with a LARGE STORAGE CUPBOARD.

### LOUNGE/DINER

21' 02" x 10' 07" (6.45m x 3.23m) LARGE freshly painted lounge/diner, radiator, wood effect flooring, large window to front, door leading to kitchen. Coving.

### KITCHEN

10' 04" x 7' 05" (3.15m x 2.26m) Kitchen with double glazed window to the side. Eye and base level units with work surfaces over. Gas hob with extractor, integrated oven. Sink unit.

### BEDROOM 1

10' 04" x 9' 06" (3.15m x 2.9m) Freshly painted bedroom, LARGE double glazed window, radiator, wood effect floor. Coving.

### BEDROOM 2

13' 05" x 7' 07" (4.09m x 2.31m) Freshly painted, wood effect flooring with double glazed PATIO DOORS leading to the garden, radiator. Coving

### BATHROOM





6' 09" x 6' 02" (2.06m x 1.88m) Part tiled bathroom with a 3 piece suite comprising a bath with shower over, sink with mixer tap & cupboard over. Low level wc. Airing cupboard, obscure glazed window.

#### REAR GARDEN

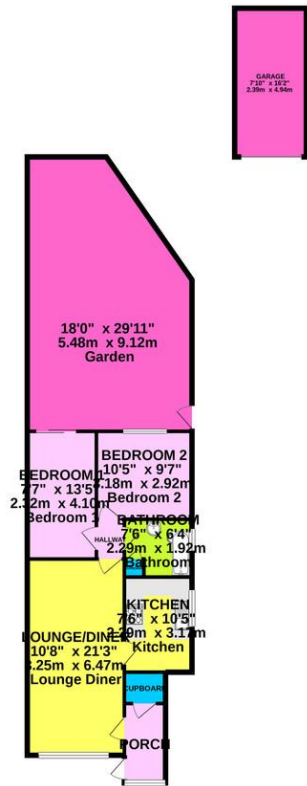
Laid to lawn with screen fencing and personal gate leading to the driveway. Small decked area.

#### AGENTS NOTES

Tenure Leasehold. The vendor informs us there are 151 years remaining on the lease. No ground rent. £600 every 6 months service charge.



GROUND FLOOR



GROUND FLOOR FLAT

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 misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		

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