



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- WALKING DISTANCE LOCAL SHOPS
- GOOD SIZE LOUNGE
- KITCHEN/DINER

5 Southwold Crescent, Benfleet, Essex, SS7 5SW

Guide Price £325,000 - £350,000

Guide Price £325,000 to £350,000 Offered with NO ONWARD CHAIN is this good size semi detached two bedroom bungalow within WALKING DISTANCE of the TARPOTS SHOPPING PARADE. Call now to view.



## Property Description

### ENTRANCE HALL

Entrance door with glazed panels leads to the entrance hall. Alarm controls. Radiator. Coving.

### LOUNGE

16' 0" x 11' 1" (4.89m x 3.38m) This good size room has a double glazed lead light bay window to the front aspect. Coving. Double radiator. Feature fireplace with an electric coal effect fire.

### KITCHEN/DINER

11' 3" x 12' 10" (3.44 narrowing to 2.71m x 3.93m) This spacious room has a range of units fitted at eye and base level with ample work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Ceramic hob. Space and plumbing for a washing machine. Wall mounted Vaillant gas fired central heating boiler. Double oven. Extractor fan. Double glazed windows to the rear and side and a double glazed door leading to the rear garden. Double radiator.

### CONSERVATORY

9' 6" x 6' 10" (2.9m x 2.1m) Off the second bedroom with a double glazed door leading to the rear garden.

### BEDROOM ONE

10' 9" x 10' 9" (3.3m x 3.3m) With a double-glazed lead light bay window to the front aspect. Double radiator. Fitted wardrobes with a bed recess and bedside tables. Sliding door mirrored wardrobes. Coving.

### BEDROOM TWO

10' 9" x 9' 6" (3.3m x 2.9m) Sliding patio doors lead to the conservatory. Double radiator. Coving.





#### SHOWER ROOM

Double glazed obscure window to the rear. Heated towel rail. 3 piece white suite comprising a low level wc, pedestal wash hand basin and a shower cubicle. Access to the loft. Fully tiled to all visible walls.

#### PARKING

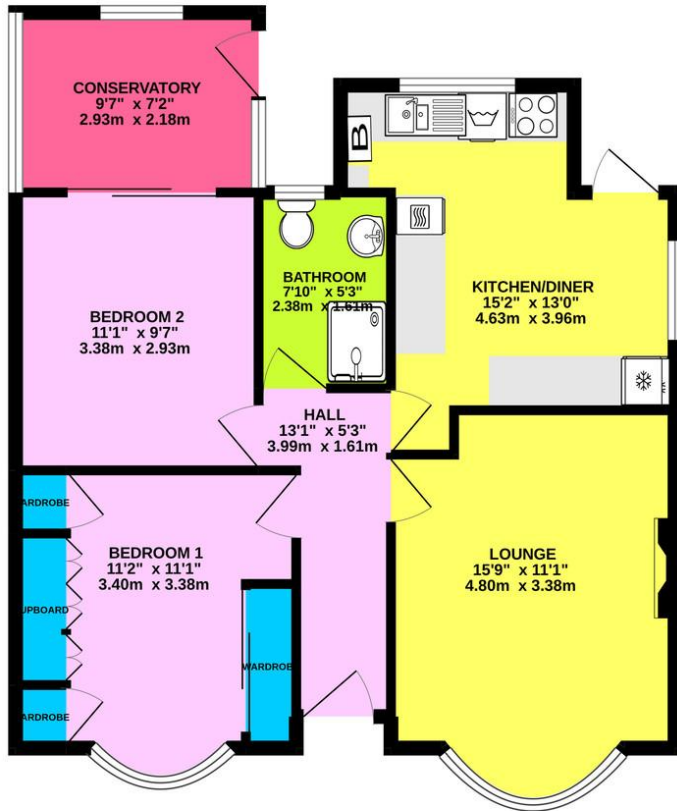
Ample off-street parking via a block paved driveway.

#### REAR GARDEN

West backing laid to lawn with a patio. Various shrubs and trees. Screen fencing.



GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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