

stuart
thomas



- TWO BEDROOMS
- IN NEED OF MODERNISATION
- LOUNGE DINER
- DETACHED GARAGE AT THE REAR

94 Common Lane, Benfleet, SS7 3SL

Guide Price £295,000

IN NEED OF MODERNISATION is this TWO BEDROOM SEMI DETACHED BUNGALOW with a DETACHED GARAGE at the rear. Being sold as seen why not come along and take a look?



Property Description

ENTRANCE PORCH

Double glazed entrance door leads to the entrance porch. A further door leads to the:-

ENTRANCE HALL

Access to the loft. Airing cupboard. Radiator.

LOUNGE/DINER

18' 10" x 10' 9" narrowing to 7' 10" (5.74m x 3.28m) Double glazed patio doors and a double glazed window to the rear. Fire surround with a gas fire. Two radiators.

KITCHEN

9' 9" x 7' 6" (2.97m x 2.29m) Double glazed door and window to the side. Units at eye and base level. Single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine. Wall mounted gas fired central heating boiler.

BEDROOM ONE

11' 6" x 11' 0" (3.51m x 3.35m) Double glazed window to the front. Two radiators.

BEDROOM TWO

9' 10" x 7' 4" (3m x 2.24m) Double glazed window to the front. Radiator. Built in wardrobe.

BATHROOM

3 piece white suite comprising a low level wc pedestal wash hand basin and panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the side. Radiator.





GARAGE

Detached at the rear of the property via a shared access way.

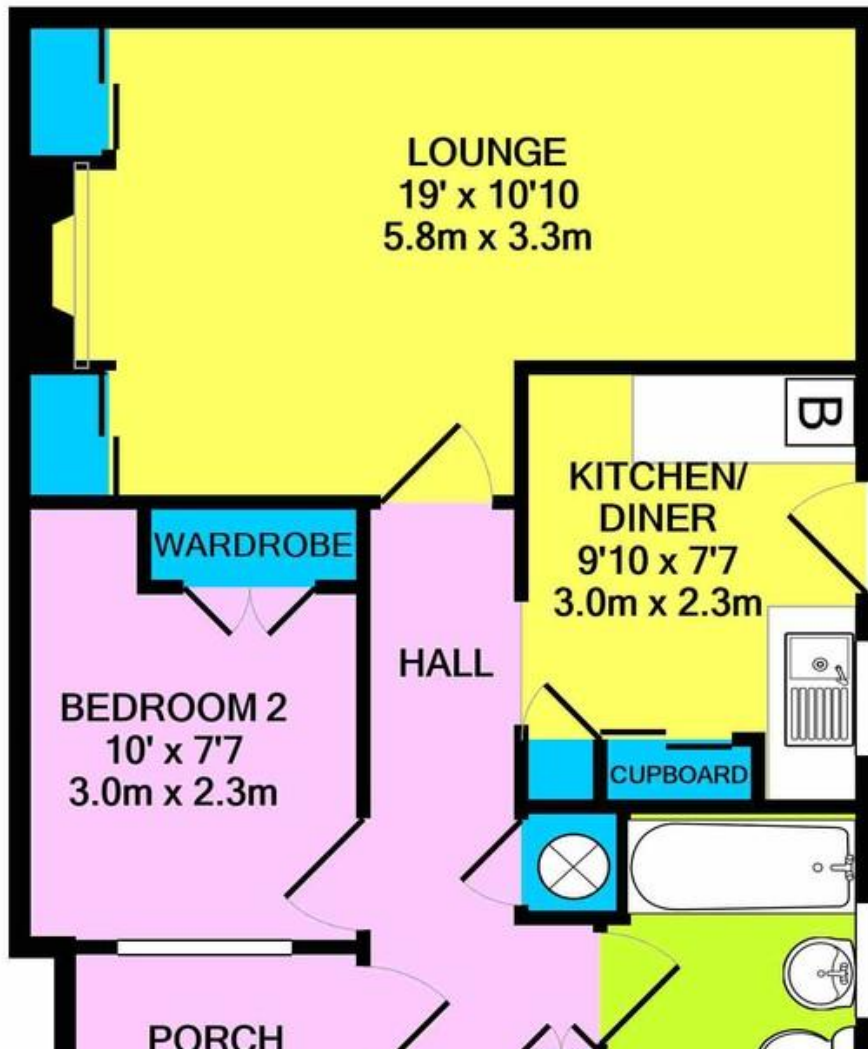
REAR GARDEN

Approximately 30' deep laid to lawn with established shrubs.

NB

Please be aware this property is being sold as seen. No items will be removed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	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