

stuart  
thomas



- CLOSE TO A13
- WALKING DISTANCE TO LOCAL SCHOOLS AND SHOPS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ▲ WEST BACKING GARDEN

## 7 St Clements Close, Benfleet, Essex, SS7 5XF

Welcome to this bright and airy 3 bedroom mid terraced house located in a convenient location for the A13 and local bus routes. The property is within walking distance of local schools and Tarpots shopping centre and benefits from a garge in a block. Ideal for both first time buyers and investors.

£249,000



## Property Description

### HALL

Entrance via double glazed UPVC front door with double glazed window with obscure glass to side. Light oak effect laminate flooring. Smooth plastered ceiling. Stairs to first floor.

### LOUNGE/DINER

17' 11" x 15' 04" narrowing to 12' x 4" (5.46m x 4.67m)  
Fireplace with stainless steel electric fire (not tested).  
Understairs storage cupboard housing gas meter. Central heating thermostat. Double glazed window to front. Radiator. Light oak effect laminate flooring. Smooth plastered ceiling. Door to kitchen.

### KITCHEN/BREAKFAST ROOM

13' 0" x 8' 02" (3.96m x 2.49m) Breakfast bar with 2 black leather effect bar stools. Range of white units with grey rolled top work surface over. Stainless steel sink. Integrated electric oven with gas hob over. Built in cupboards to one end. Washing machine, dishwasher, tumble drier and fridge freezer (all not tested). Double glazed door to garden. Double glazed window to rear. Slate effect laminate flooring. Smooth plastered ceiling.

### LANDING

Access to loft. Smooth plastered ceiling. Carpet.

### BEDROOM ONE

13' 05" x 8' 02" (4.09m x 2.49m) Double glazed window to front. Radiator. Light oak effect laminate flooring. Smooth plastered ceiling.

### BEDROOM TWO

12' 11" x 9' 08" (3.94m x 2.95m) Double glazed window to







rear. Radiator. Light oak effect laminate flooring. Smooth plastered ceiling.

#### BEDROOM THREE

8' 08" x 6' 10" (2.64m x 2.08m) Double glazed window to front. Radiator. Carpet. Smooth plastered ceiling.

#### BATHROOM

Bath with electric shower over. Wall mounted wash hand basin. Close couple WC. Tiling to the majority of the walls. Radiator. Double glazed window to rear with obscure glass. Beige vinyl flooring. Smooth plastered ceiling.

#### GARAGE

Single garage in a block with personal access via a walkway from the rear garden and vehicular access from Stanway Road.

#### FRONT GARDEN


The property is situated on a walk way with grass to the front.

#### REAR GARDEN

A sunny west facing garden commencing with a patio area with the remainder being laid to lawn. Approximately 40' ft unmeasured. Personal access via walkway to garage in a block.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

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