

stuart
thomas



- IN NEED OF REFURBISHMENT
- TWO DOUBLE BEDROOMS
- CLOSE TO KING JOHN SCHOOL
- LOUNGE/DINER

2 Cross Road, Benfleet, SS7 1RP

Guide Price £300,000

GUIDE PRICE £300,000 TO £325,000 FANCY A PROJECT? OPEN DAY SATURDAY 2ND FEBRUARY Call for an APPOINTMENT TO VIEW. This DETACHED two DOUBLE BEDROOM BUNGALOW is located in a POPULAR LOCATION close to the KING JOHN SCHOOL. With a GOOD SIZE REAR GARDEN, detached GARAGE and own driveway.



Property Description

ENTRANCE HALL

Entrance door leads to the spacious entrance hall.

LOUNGE/DINER

20' x 10' 10 narrowing to 8'4" (6.1m x 3.3m) One double glazed and 2 single glazed windows to the side along with sliding patio doors leading to the rear garden. Tiled fireplace with a fitted gas fire. Two radiators.

KITCHEN

10' 9" x 10' 6" (3.28m x 3.2m) Sliding patio doors lead to the rear garden. Single drainer stainless steel sink unit with a mixer tap over. Floor standing gas fired central heating boiler. Pantry cupboard. Double glazed window to the side.

BEDROOM ONE

13 into the bay' x 10' 9" (3.96m x 3.28m) Double glazed bay window to the front. Double radiator, coving.

BEDROOM TWO

13' x 10' 10" (3.96m x 3.3m) Double glazed bay window to the front. Double radiator. Picture rail.



BATHROOM

With a 4 piece white suite comprising a low level wc pedestal wash hand basin panelled bath and separate shower cubicle. Obscure double glazed window to the side. Radiator. Fully tiled to all visible walls.

GARAGE

Detached with an up and over door. Personal door to the side.

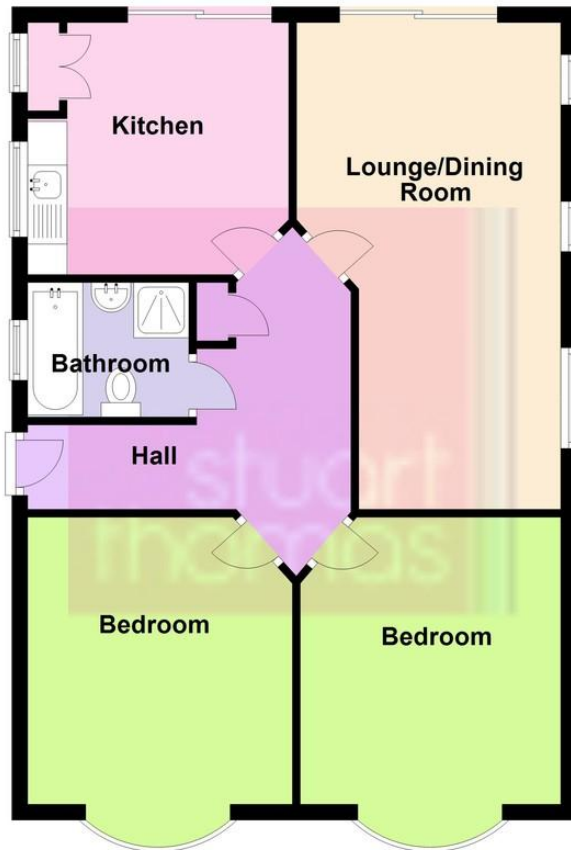


REAR GARDEN

This good size irregular shaped rear garden is in need of attention. There is a garden shed and an old greenhouse.

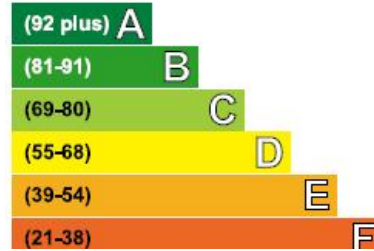


Ground Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	76
32	

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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