





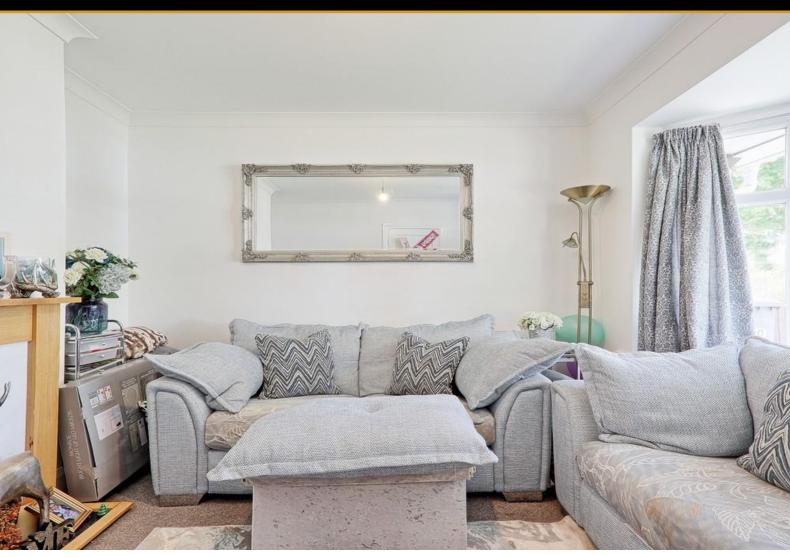
**Southwold Crescent** , Benfleet, SS7 5SR

- Well-presented 2-bedroom semi-detached bungalow in popular turning
- Close to shops, schools and bus routes
- Lounge with bay window
- Modern kitchen/breakfast room & bathroom

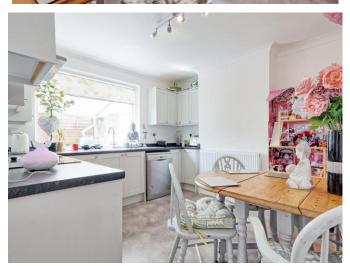
Guide Price £365,000 to £375,000











# Property Description

Located on a quiet, tree-lined turning close to local shops, schools, and bus routes, this well-presented two-bedroom semi-detached bungalow offers comfortable and convenient living. The accommodation comprises an entrance porch leading into a welcoming hallway, two good-sized bedrooms, and a bright lounge with a bay window. A modern fitted kitchen/breakfast room with built-in appliances is complemented by a separate utility room and a conservatory overlooking the rear garden. The rear garden is private and secluded, ideal for relaxing or entertaining. Parking is provided via an independent driveway and a garage. Further benefits include double glazing, gas central heating, and the property is in good decorative order throughout. An early viewing is highly recommended.









#### ACCOMMODATION

Approached via half glazed panelled entrance door giving access to

#### **ENTRANCE PORCH**

Cushion flooring and entrance mat. Windows to either side and front. Half glazed panel door getting access to

## **ENTRANCE HALL**

Carpet. Radiator. Panelled doors to all rooms. Access to loft.

## **LOUNGE**

14' x 11' 1" (4.27m x 3.38m) Carpet. Radiator. Double glazed bay window to front. Flat plastered ceiling with coving. Central chimney breast and fire.

## **BEDROOM ONE**

12' 6" x 11' 2" (3.81m x 3.4m) Carpet. Radiator. Double glazed bay window to front. Flat plastered ceiling with coving.

#### **BEDROOM TWO**

10' 9" x 9' 7" (3.28m x 2.92m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling with coving.

## **BATHROOM**

Fitted in a three-piece suite comprising panel bath with electric shower over, pedestal wash hand basin and close coupled WC. Radiator. Cushion flooring. Tiled to two walls. Obscure double-glazed window to rear. Flat plastered ceiling with extractor fan.

#### KITCHEN BREAKFAST ROOM

11' 1" x 11' 1" (3.38m x 3.38m) Fitted in a range of modern kitchen cupboards offering cupboards and drawer packs to ground and eyelevel with worktops over. Inset stainless steel 1 1/2 bowel single drainer sink unit. Inset oven grill and extractor. Space for dishwasher. Flat plastered ceiling with coving. Double glazed window to side. Cupboard housing boiler for heating and hot water. Doorwell through to

#### UTILITY ROOM

12' 7" x 4' (3.84m x 1.22m) Space and plumbing for washing machine and tumble dryer. Tiled splashback. Space for fridge and freezer. Window and door to rear.

#### **CONSERVATORY**

12' 5" x 7' 6" (3.78m x 2.29m) Brick and wood construction with correx roof. Windows to either side and rear with inset door. Further french doors to rear.





39. Southwold Crescert BENFLEET SS7 5SR	Energy rating	Valid until: 23 February 2030	bruary 2030
		Certificate number: 2248-8033-6252-5260-9254	
Property type		Semi-detached bungalow	
Total floor area		73 square metres	
Rules on letting this pro	nerty		
reales on letting this pro	perty		
Properties can be let if they have	an energy rating from A	to E.	
You can read guidance for landlo	rds on the regulations an	d exemptions (https://www.gov.uk/guidance/domestic-	
private-rented-property-minimum-ene			
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## **REAR GARDEN**

Laid to lawn with privacy fencing. Shed. Gated side access

## **PARKING**

Via independent driveway leading to double door garage to side. Front garden laid lawn with previous fencing and retaining brick wall

## AGENTS DISCLAIMER

Due to the seller never having occupied and only having limited knowledge about the property they have been unable to provide answers to all material information

**GROUND FLOOR** 



of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or ms-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Methops (2025)

buyers are advised to recheck the measurements

