

# COUNTRYSIDE

## ESTATES



**1 Blackwater, Benfleet, SS7 1UE**

**Offers In Excess Of £385,000 Freehold**

OFFERED WITH NO ONWARD CHAIN THIS 3 BEDROOM FAMILY HOME POSITIONED ON A CORNER PLOT ideally located within close proximity to local amenities, bus routes, schools and Seevic College. Off street parking plus detached garage. Viewing Highly Recommended.

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## Accommodation

Upvc part glazed entrance door, opening through to:

## Entrance Hall

Carpet, artex ceiling, radiator and power points. Door leading to:

## Lounge 14'10 x 13'0 (4.52m x 3.96m)



Upvc double glazed window to front aspect, carpet, coved artex ceiling, radiator with decorative cover, TV and power points.



## Dining Room 11'0 x 8'5 (3.35m x 2.57m)



Upvc double glazed window to side aspect, double glazed sliding patio doors leading out to rear garden, laminate wood flooring, coved artex ceiling, radiator and power points.

## Kitchen 11'7 x 7'4 (3.53m x 2.24m)



Upvc double glazed window and door opening to rear garden, vinyl flooring, artex ceiling, fitted kitchen with tiled splash backs, inset stainless steel sink with chrome mixer tap, electric hob and oven with extractor fan over, integrated dishwasher, space for washing machine and under counter fridge, power points.



## Landing



Carpet, artex ceiling, radiator, airing cupboard, access to loft via hatch. Doors leading to:

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**Bedroom One 12'6 x 9'5 (3.81m x 2.87m)**



Upvc double glazed window to rear aspect, carpet, artex ceiling, fitted wardrobes with mirrored sliding doors, radiator, TV and power points.

**Bedroom Three 9'2 x 6'5 (2.79m x 1.96m)**



Upvc double glazed window to rear aspect, laminate wood flooring, artex ceiling, radiator, TV and power points.

## En-Suite



Upvc double glazed obscure window to side aspect, vinyl flooring, artex ceiling, shower cubicle with glass door, pedestal hand wash basin with dual chrome taps and tiled splash backs, close coupled W.C, radiator.

**Bathroom 6'11 x 6'4 (2.11m x 1.93m)**



Upvc double glazed obscure window to front aspect, tiled flooring, artex ceiling, fully tiled walls, panelled bath with shower over and glass screen, pedestal hand wash basin with chrome dual taps, close coupled W.C, electric shaver point, radiator.

**Bedroom Two 10'7 x 9'5 (3.23m x 2.87m)**



Upvc double glazed window to front aspect, carpet, artex ceiling, radiator, TV and power points.

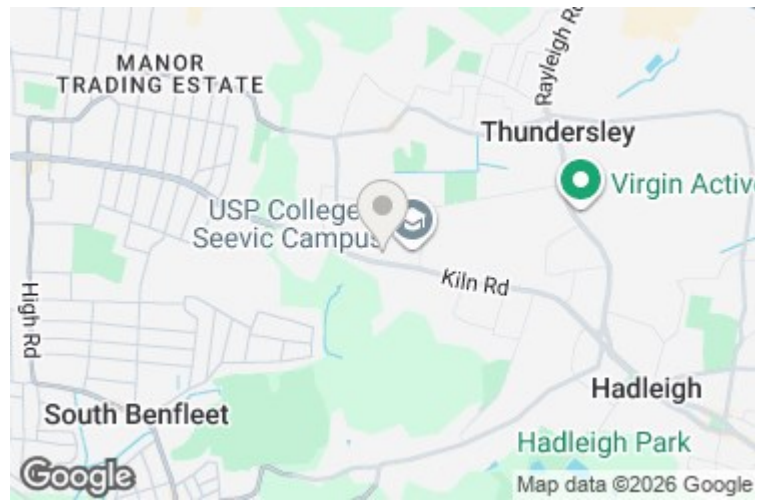
**Garage 17'1 x 7'10 (5.21m x 2.39m)**



Detached with pitched roof, Up and over garage door, lighting and power points, access to the rear garden, parking in front of garage for one vehicle.

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Rear Garden 30' x 27' (9.14m x 8.23m)



Mostly laid to lawn with established shrubs, wide side access, external water tap.



## Front Garden

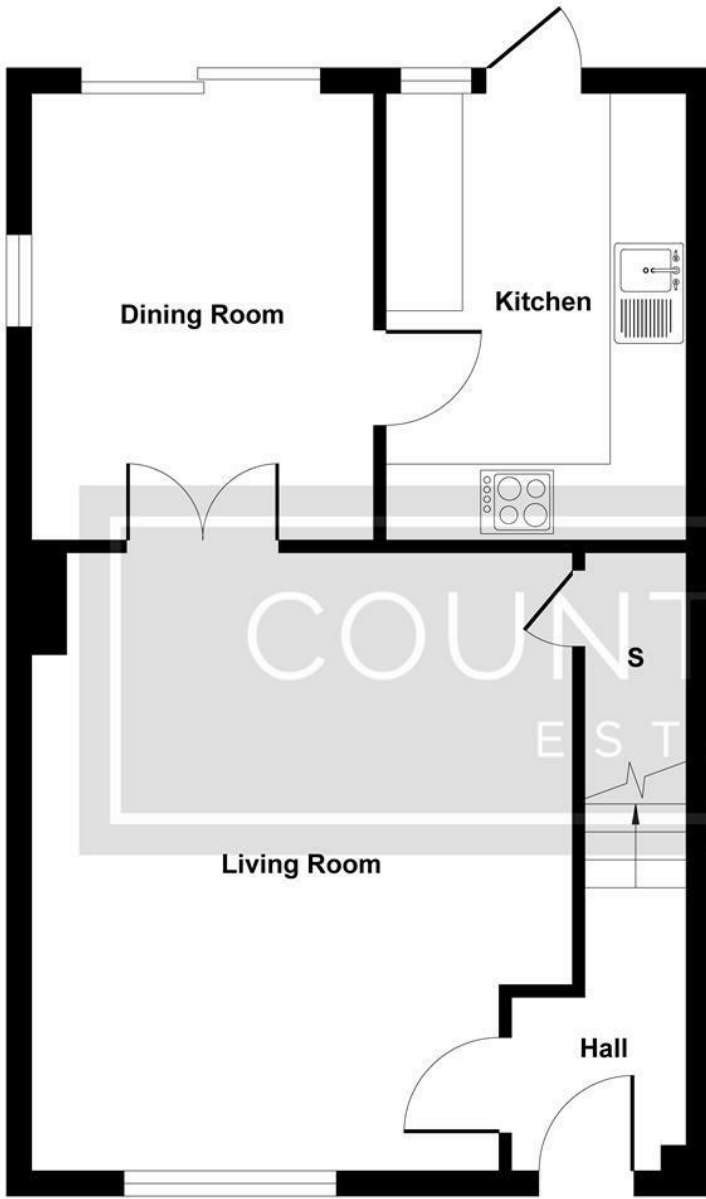
Pickett fence to front boundary, mostly laid to lawn with established shrubs.

## Council Tax

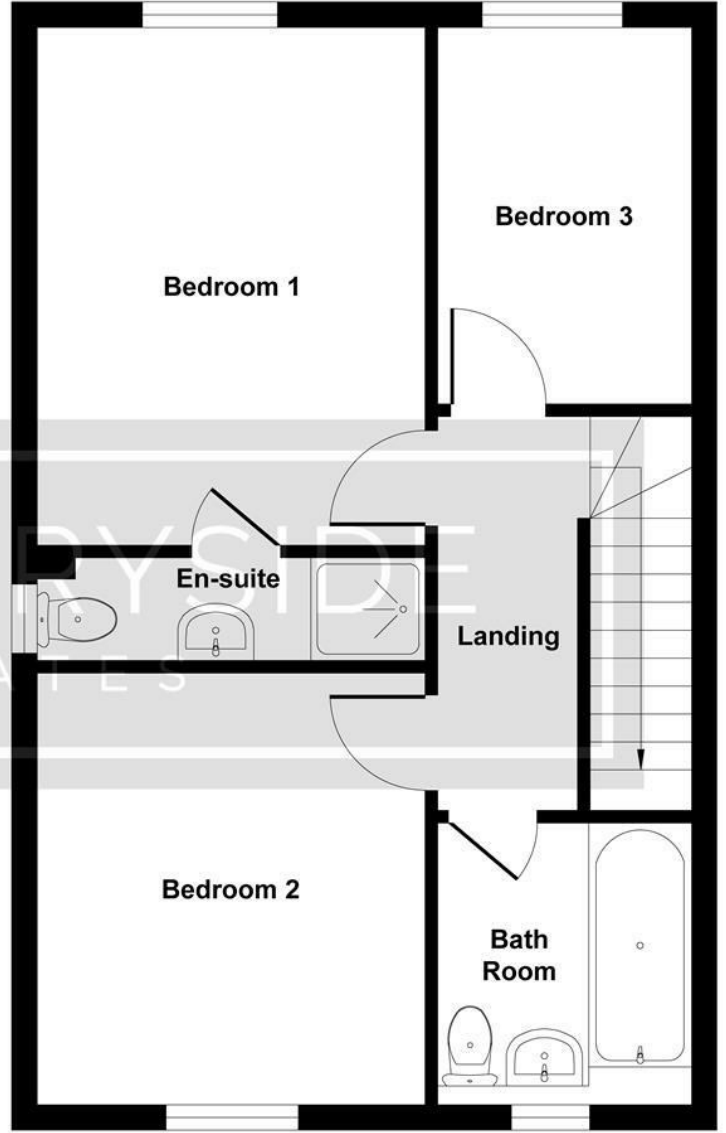
BAND D Castle Point Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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