



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**7 Loten Road, Benfleet, SS7 5DD**

**£399,950 Freehold**

IN NEED OF MODERNISATION THIS DETACHED BUNGALOW Ideally located on the very popular Jotmans Estate, being within just a few minutes' walk of a convenience store in Jotmans Lane and with bus services running close by via the junction of Cemetery Corner, providing easy access to most surrounding areas. Benfleet station is also within walking distance (via Benfleet Recreation ground).

Offering good size accommodation comprising an open plan lounge and dining room, extended kitchen, two double bedrooms with fitted wardrobes and a bathroom. Externally, an L-Shaped garden measuring approx. 45FT in width x 65FT maximum in depth reducing to 40FT. Off street parking and a single garage.

## 7 Loten Road, Benfleet, SS7 5DD

### Accommodation

Glazed entrance door leading to:

### Entrance Hall

Artex ceiling, radiator, access to loft via hatch. Doors leading to:

### Lounge 14'1 x 12'5 (4.29m x 3.78m)



Double glazed bay window to front aspect, artex ceiling, two radiators, TV and power points. Open plan to:

### Dining Room 12'5 x 11'0 (3.78m x 3.35m)



Double glazed window to side aspect, artex ceiling, radiator, TV and power points.

### Kitchen 13'10 x 8'0 (4.22m x 2.44m)



Double glazed windows to both rear and side aspect, door to side leading to rear garden, smooth plastered ceiling, half tiled walls, fitted wall and base units with laminate worktops, inset stainless steel sink with drainer, electric hob and oven with extractor fan over, power points.



### Bedroom One 13'7 x 11'7 (4.14m x 3.53m)



Double glazed bay window to front aspect, artex ceiling, fitted wardrobes, radiator and power points.

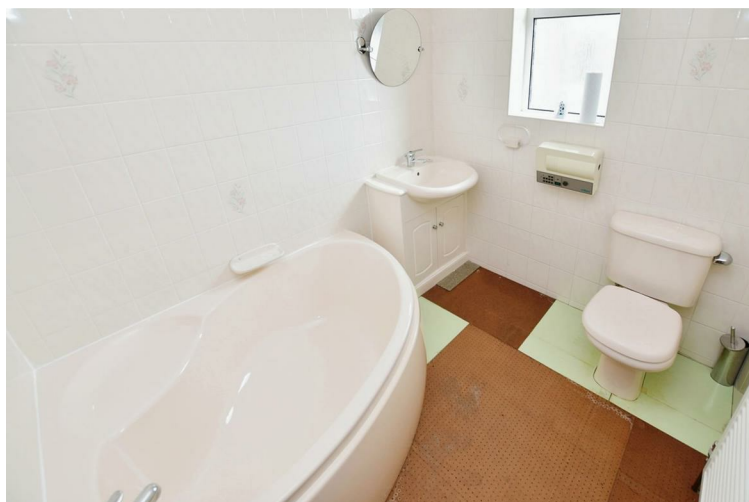
## 7 Loten Road, Benfleet, SS7 5DD

### Bedroom Two 11'0 x 8'1 (3.35m x 2.46m)



Double glazed bay window to rear aspect, textured ceiling, fitted wardrobe, radiator, TV and power points.

### Bathroom 7'11 x 6'3 (2.41m x 1.91m)



Double glazed obscure window to rear aspect, smooth coved ceiling, fully tiled walls, panelled corner bath with shower over, vanity unit with inset hand wash basin, close coupled W.C, wall mounted heated towel rail.

### Rear Garden



L-shaped rear garden measuring approx. 45FT in width x 65FT maximum in depth reducing to 40FT, mostly laid to lawn with patio area, side access and access to garage.



### Garage 17'6 x 8'4 (5.33m x 2.54m)

Up and over door, window and personal door to rear.

### Front Garden

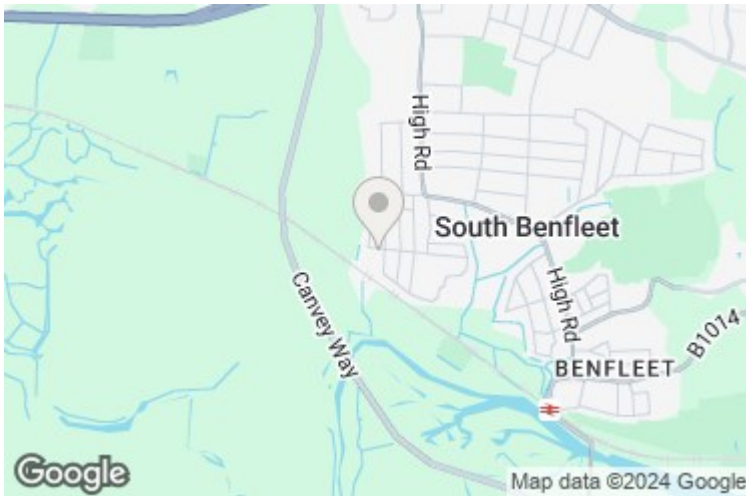
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45FT Frontage with low level wall, access to driveway providing off street parking.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| 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 |           |





These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.