

COUNTRYSIDE

ESTATES



25 Woodside View, Benfleet, SS7 4PB

Guide Price £325,000 Freehold

A WELL PRESENTED THREE-BEDROOM TERRACED HOUSE backing onto Woodside Park. Stepping into the entrance hall with a ground floor W.C. To the first floor, a spacious lounge area with separate kitchen/diner. The top floor offers 3 good sized bedrooms and a well kept family bathroom. This property also provides a low maintenance garden and easy access to local shops. Guide Price: £325,000 - £335,000.

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Entrance Hall



Upvc part glazed front door, vinyl flooring, radiator and power points.

W.C 5'2" x 3'3" (1.57m x 0.99m)



Obscure window to rear, tiled flooring and walls, vanity sink with twin chrome taps and close coupled W.C

Lounge 15'10" x 15'1" (4.83m x 4.60m)



Upvc windows to front aspect, coved smooth plastered ceiling, carpet, radiators and power points.



Kitchen/Diner 15'2" max x 14'3" max (4.62m max x 4.34m max)



Upvc windows to rear aspect, smooth plastered ceiling, laminate flooring, laminate worktop and splashbacks with double stainless steel sink/drainage with mixer tap. This space also provides a four ring gas hob with extractor fan over, combi oven/grill, space for dishwasher and dairy fridge, radiator and power points.



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Bedroom Two 12'1" x 8'5" (3.68m x 2.57m)



Bedroom One 15'4" x 8'5" (4.67m x 2.57m)



Upvc window to front aspect, coved artex ceiling, carpet, storage cupboard, radiator, power points.

Bedroom Three 12'6" x 6'6" (3.81m x 1.98m)



Upvc window to front aspect, coved artex ceiling, carpet, storage cupboard, radiator, power points.

Bathroom 7'3" x 6'5" (2.21m x 1.96m)



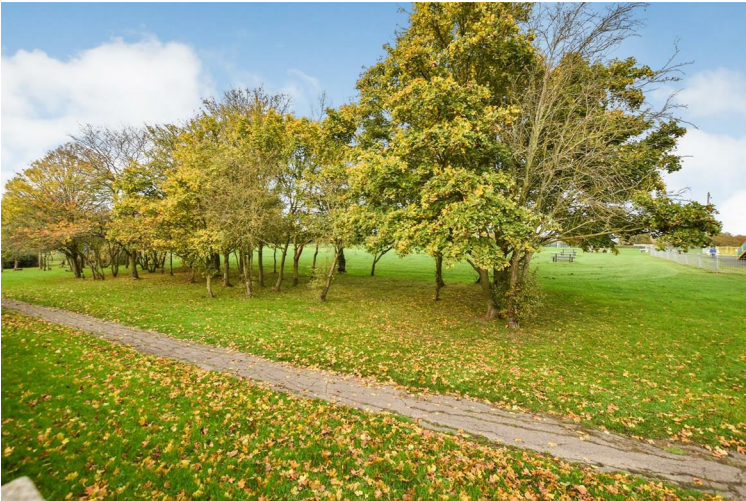
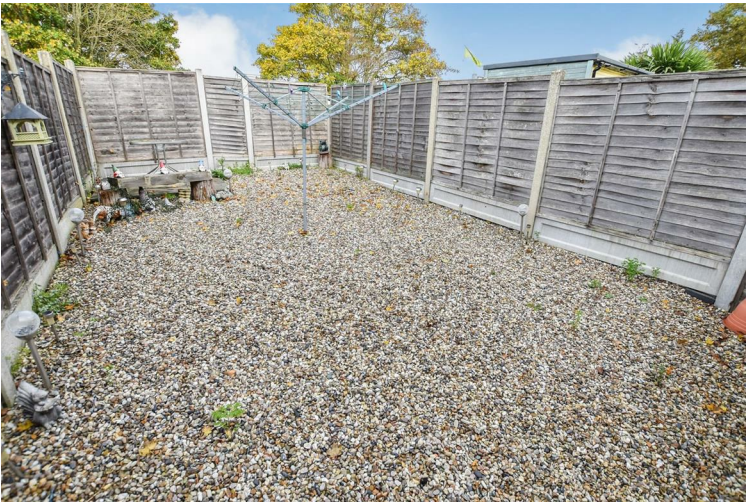
Obscure window to rear aspect, fully tiled floor and walls, inset tiled jacuzzi bath with mixer tap, shower over with handheld showerhead and glass folding doors, close coupled W.C with dual flush, pedestal sink with chrome mixer tap and chrome heated towel rail

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Rear Garden 37'0" x 16'0" (11.28m x 4.88m)



Low maintenance rear garden with fenced boundaries and a shed used for storage.



Storage
Fitted with a Glow-Worm fuel saver boiler, lighting and power points.

Driveway



Block paved with outdoor lighting and ample off street parking for numerous vehicles.

Council Tax
Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



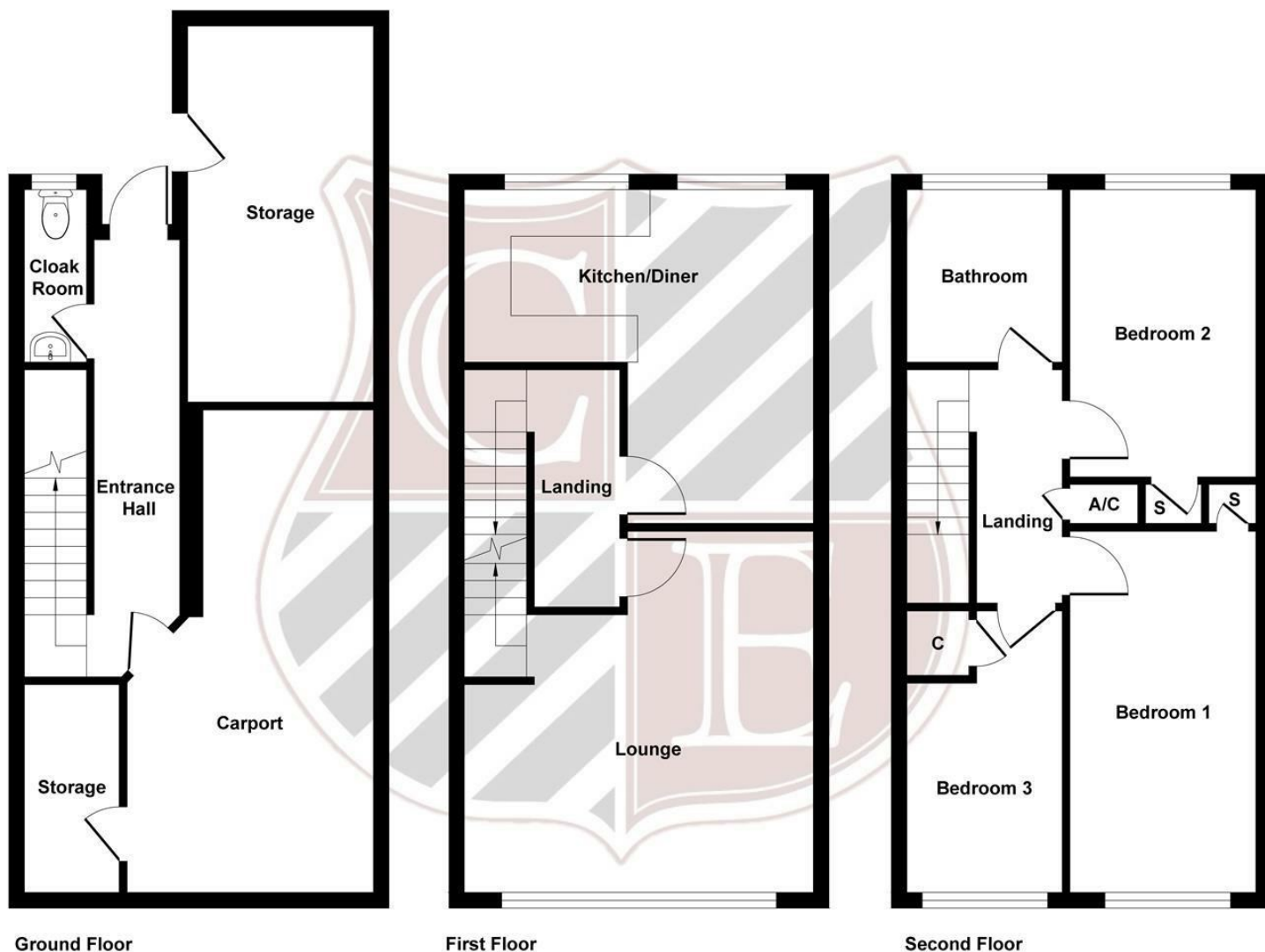


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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