COUNTRYSIDE
ESTATES

49 Albert Road, Benfleet, SS7 4DJ

Guide Price £375,000 Freehold

GUIDE PRICE £375,000 - £385,000. A DETACHED TWO BEDROOM WIGGINS BUILT BUNGALOW ON WEST BACKING CORNER PLOT, offering well maintained accommodation with double aspect lounge leading to conservatory, two double bedrooms, and fitted kitchen with all appliances to remain and modern refitted shower room.

Located within walking distance of a variety of shops and restaurants at Tarpots, and just minutes walk of a doctors surgery.

VIEWING HIGHLY RECOMENDED

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Entrance Porch
Woodgrain UPVC part glazed door with side panel to porch, coved and artex ceiling, glazed door to hall.

Entrance Hall

Good sized L shaped hall, loft access to reinsulated loft, wood laminate flooring, coved and artex ceiling, linen cupboard, radiator.

Lounge 21'10 x 11'10 (6.65m x 3.61m)

Window to front and patio doors to conservatory, coved and artex ceiling, two double radiators, feature fireplace with electric log effect fire with heater, glazed double doors to hall, wall mounted air conditioning unit.

Conservatory 10'8 x 10 (3.25m x 3.05m)

Windows to side and French doors to garden, brick and UPVC construction, radiator, wood laminate flooring.

Kitchen/Breakfast room 12'2 x 9'4 (3.71m x 2.84m)

Window and door to rear leading to sun lounge, fitted with range of cream shaker style base and wall cupboards, freestanding electric oven with extractor hood above, washing machine, dishwasher, fridge/freezer and microwave to remain, fully tiled walls, range of fitted worktops and matching breakfast bar with two stools to remain, wall mounted Baxi gas combi boiler, full height cupboard.

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Sun Lounge/Conservatory 12'8 x 10 (3.86m x 3.05m)

Windows to side and rear and French doors to garden, air conditioning unit.

Bedroom One 11'6 x 10'9 (3.51m x 3.28m)

Window to front, radiator, coved and artex ceiling, two double floor to ceiling fitted wardrobes.

Bedroom Two 11'7 x 9'2 (3.53m x 2.79m)

Window to rear, radiator, coved and artex ceiling.

Modern shower room/wc

Window to front, radiator, fully tiled corner curved shower cubicle with electric shower unit, close coupled wc with concealed cistern and push button control, vanity wash hand basin with cupboards under, double base and wall cupboards, wood laminate flooring, artex ceiling.

Rear Garden

Unoverlooked West backing garden with attractive patio area, lawned, flower beds, side entrance gate leading to driveway.

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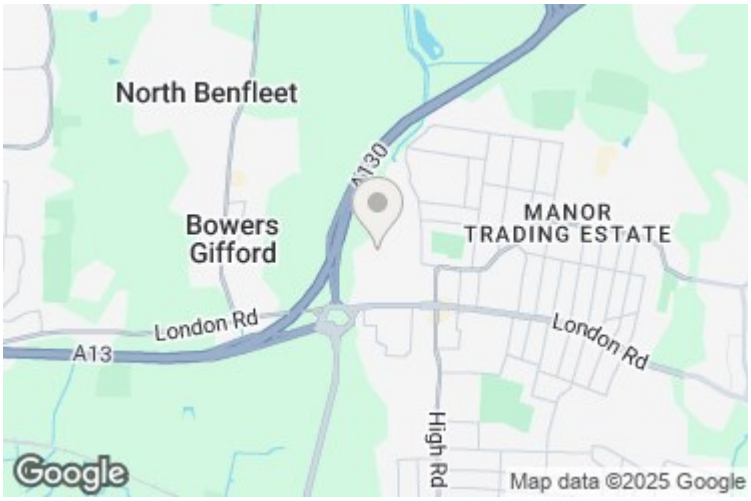


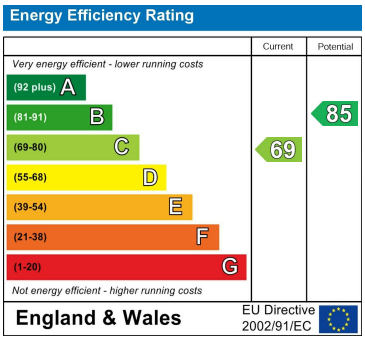
Detached Garage
Electric up and over door, power, driveway.

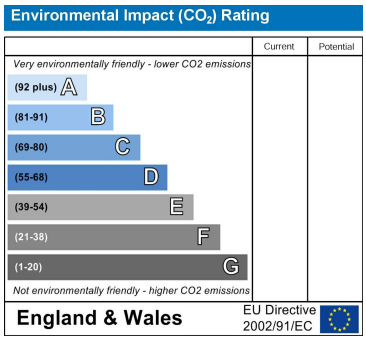
Front Garden

Walled surround low maintenance garden with flower beds.

Built 1970's by Wiggins

Council Tax Band D





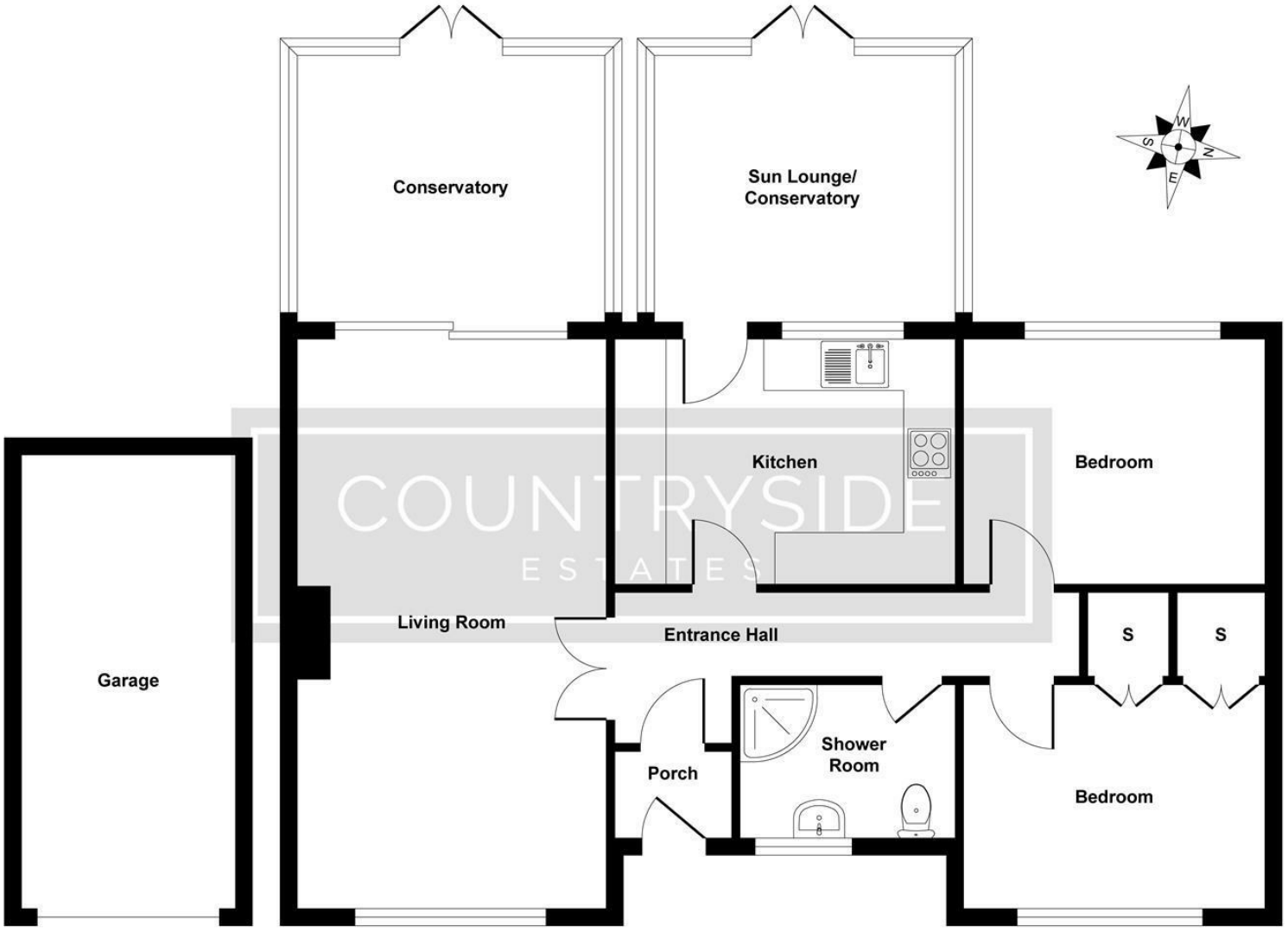


Illustration for identification purposes only, measurements are approximate, not to scale.
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