



COUNTRYSIDE ESTATES

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37 Tyrrell Road, Benfleet, Essex, SS7 5DH

£287,500 Freehold

A TWO BEDROOM SEMI-DETACHED BUNGALOW located in the ever popular Jotmans Estate, in need of some modernisation.

The property offers good sized living accommodation, including two bedrooms with fitted wardrobes, 17'1 x 11'11 lounge/diner and fitted kitchen. Whilst externally enjoying an attractive walled front garden, with a block paved driveway providing ample off street parking, a spacious rear garden with a small workshop.

The property is situated within easy reach of shopping facilities and schools and Benfleet station is within walking distance (via Benfleet recreation ground).

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Accommodation

Upvc double glazed side entrance door, leading to:

Lounge/Diner 17'1" x 11'10" max (5.21m x 3.63m max)



Upvc double glazed bay window to front aspect, coved artex ceiling, laminate wood flooring, feature fireplace with electric inset fire, radiator, TV and power points.

Kitchen 7'10 x 7'2 (2.39m x 2.18m)



Upvc double glazed window to side aspect, door to rear, artex ceiling, tiled flooring, fitted kitchen with wall and base units, tiled splash backs, stainless steel sink with chrome mixer tap, electric hob and oven, space for washing machine, fridge and freezer. power points.

Bedroom One 11'10 x 9'11 (3.61m x 3.02m)



Upvc double glazed window to front aspect, coved artex ceiling, cushion flooring, sliding mirrored fitted wardrobes, radiator and power points.

Bedroom Two 10'1 x 9'10 (3.07m x 3.00m)



Sliding double glazed patio doors leading to conservatory, coved artex ceiling, carpet, sliding mirrored fitted wardrobes, radiator and power points.

Bathroom 7'10 x 4'5 (2.39m x 1.35m)



Upvc double glazed obscure window to rear aspect, cushion flooring, fully tiled walls, white suite comprising of paneled bath with shower over, pedestal wash hand basin, close coupled w.c., radiator.

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Conservatory 10'4 x 8'4 (3.15m x 2.54m)



Wooden framed double glazed windows and french door leading to garden, laminate wood flooring, power points.



Workshop 11'9 x 6'9 (3.58m x 2.06m)
Door to side and glazed window, power points.

Rear Garden



Commencing with patio area, remainder of garden is largely laid to lawn, with established flower and shrub borders. Wooden summer house to rear. Workshop/Storage. Side access to front via driveway.

Front Garden



Small wall boundary to front, block paved driveway providing off street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 SQ.M.)

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