

# COUNTRYSIDE

ESTATES



## 10 Barncombe Close, Benfleet, SS7 4AQ

### Guide Price £390,000 Freehold

GUIDE PRICE £390,000 - £400,000. THIS DETACHED TWO BEDROOM BUNGALOW with no onward chain located in quiet cul-de-sac, offering good sized living accommodation having two reception rooms.

Externally enjoying a secluded 80ft. garden, detached outbuilding and block paved driveway.

# 10 Barncombe Close, Benfleet, SS7 4AQ

## Entrance Hall

Upvc door with glazed inset leading to hall, loft access which is partly boarded, has lighting, and is insulated, cupboard with light and electric meter, radiator, central heating stat, coved and skimmed ceiling.

## Lounge 15'0" x 11'9" (4.57m x 3.58m)



Open access to dining/sitting room, limestone fireplace with log burner, two wall light points, radiator, coved and skimmed ceiling.



## Dining/Sitting Room 19'3" x 8'9" (5.87m x 2.67m)



Two windows and door to rear, coved and skimmed ceiling, two radiators, wood laminate flooring, archway to kitchen.

## Kitchen 9'0" x 7'9" (2.74m x 2.36m)



Window to flank, fitted base and wall cupboards, inset 1.5 sink unit, fitted worktops, gas oven/grill and gas hob, artex ceiling.



## Bedroom One 12'4" x 9'10" (3.76m x 3.00m)



Leaded light bay window to front, radiator, coved and artex ceiling.

# 10 Barncombe Close, Benfleet, SS7 4AQ

## Bedroom Two 11'6" x 8'7" (3.51m x 2.62m)



Leaded window to front, radiator, coved and skimmed ceiling, cupboard housing newly installed gas combi boiler.

## Shower Room 6'9" x 6'7" (2.06m x 2.01m)



White suite comprising of double shower, vanity wash hand basin, close coupled wc with concealed cistern and push button control, coved and skimmed ceiling, chrome towel radiator.

## Rear Garden 80ft approx (24.38mft approx)



Patio area, fenced to boundaries, side entrance with two gates, patio area to rear of garden and timber shed.



# 10 Barncombe Close, Benfleet, SS7 4AQ



## Outbuilding 16'3" x 8'5" (4.95m x 2.57m)

Detached with power, upvc windows and door to front and upvc door to garden.

## Front Garden



Block paved driveway, lawned area, flower beds.

## Council Tax



Band D

| 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 |  |                         |           |
|   |  | 52                      | 76        |
| 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 |           |



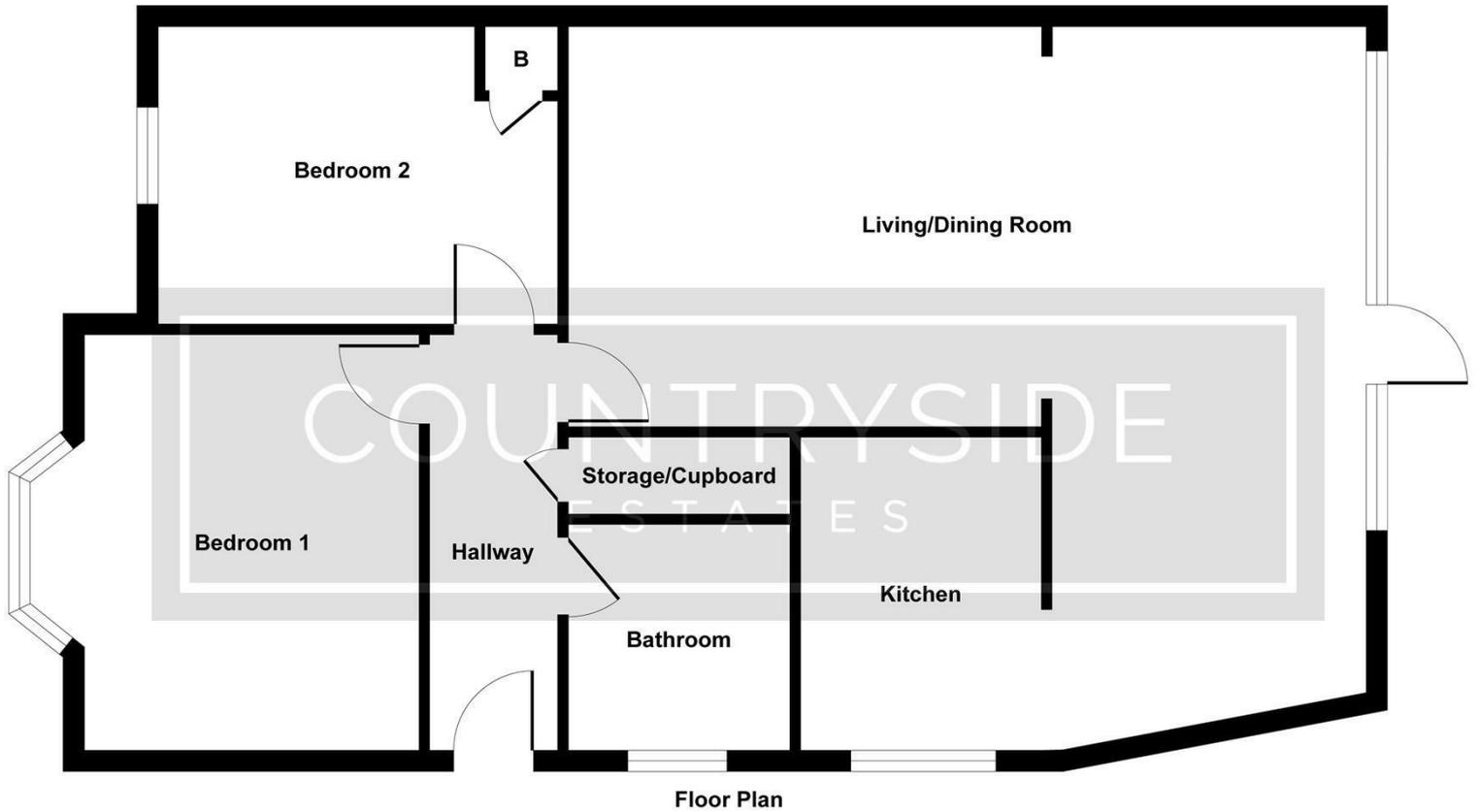


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
 REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143