

Brown & Brand

ESTAS ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

The Rundels

Thundersley, SS7 3QJ

- Three Bedroom mid terraced house
- Quiet walk way position in sought after location
- Modern kitchen & bathroom
- Ideal first time purchase

£325,000











Property Description

Set in a quiet walkway yet conveniently located close to Thundersley Village, local schools and shops, is this well-maintained three-bedroom terraced family home. The accommodation comprises an entrance porch leading to an attractive lounge with feature fireplace, while to the rear is a refitted kitchen/diner with French doors opening onto the garden. To the first floor are three well-proportioned bedrooms and an upgraded family bathroom. Outside, the low-maintenance rear garden features a useful summer house/office, providing an ideal space for working from home or additional storage. A detached garage to the rear provides valuable parking and storage. Further benefits include gas central heating, double glazing and good decorative order throughout. An excellent opportunity for families, first-time buyers or those looking for a conveniently located home, and an early appointment to view is highly recommended.









ACCOMMODATION
Accommodation approach via double glazed entrance door with glass inserts and matching side panels giving access to

ENTRANCE PORCH
Wood strip flooring. Radiator. Built-in cupboard. panelled door giving access to.

LOUNGE
14' 7" x 14' 5" (4.44m x 4.39m) Carpet. Radiator. Double glazed window to front. Central chimney breast with hearth and inset fire. Flat plaster ceiling with coving. Access to stairs to 1st floor With the caliper and wooden handrail. Panel door giving access through to

KITCHEN/DINER
14' 6" x 9' 9" (4.42m x 2.97m) Fitted in modern white units with worktops over to ground & eye level. Inset oven and grill with four ring hob and extractor hood. inset Stainless steel single bowl single drainer sink unit. Space for freestanding fridge freezer. Space and plumbing for washing machine. Tiled splash backs. Tiled floor. Radiator. Double glazed French doors and window to rear. Access to under Stairs storage.

FIRST FLOOR LANDING
Carpet. Spindle balustrade. Flat plastered ceiling . Access to loft with loft ladder. doors to all rooms.

BATHROOM
fitted in a white three piece suite comprising P shaped bath with plumbed in shower over with glass screen, wash hand basin inset to vanity unit and close coupled WC. Tiled floor. Tiling to walls. Stainless steel towel rail/radiator. Obscure double glazed window to rear. Flat plastered ceiling with spotlights and extractor.

BEDROOM ONE
15' 8" x 8' 5" (4.78m x 2.57m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with coving.

BEDROOM TWO
9' 1" x 8' 2" (2.77m x 2.49m) Carpet. Radiator. Double glazed window to rear. Flat plastered ceiling with coving

BEDROOM THREE
10' 8" x 5' 9" (3.25m x 1.75m) (including door recess)
Carpet. Radiator. Double glazed window to front. Flat plastered ceiling with coving. Built in storage cupboard

EXTERNALLY

REAR GARDEN
Low maintenance design with Astroturf and paved patios. Privacy fencing to all aspects. Gated access to rear parking



OFFICE/SUMMER HOUSE
11' x 10' 9" (3.35m x 3.28m) Timber construction with power & lights supplied. Double glazed windows to 2 aspects with matching door.
Ideal as garden room or study for homework workers

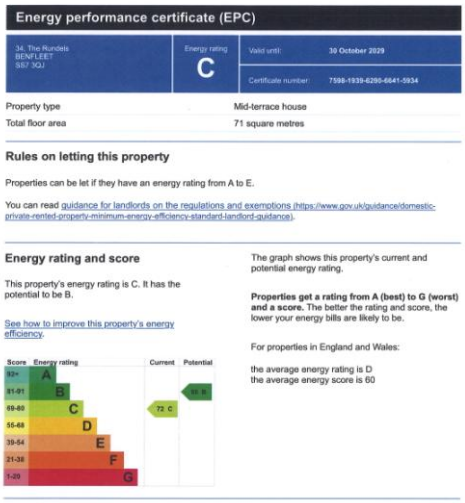
PARKING
Parking provided via a garage set to rear with up and over door approached by access road to rear.



Material Information
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy performance certificate (EPC)

34, The Rundels
BENFLEET
SS7 3QJ

Energy rating: C
Valid until: 30 October 2029
Certificate number: 7598-1939-6299-6641-5934

Property type	Mid-terrace house
Total floor area	71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements