

**14 Carlton Drive, Thundersley, SS7 3YQ**  
**£325,000**



**\*\*\*\* 2 BEDROOM HOME WITH 65' REAR GARDEN \*\*\*\***

Ideal opportunity to stamp your own style on this older style 2 bedroom semi detached house being offered with no onward chain,

The property has much scope and potential to improve and extend yet retaining some character features, and also benefits a modern fitted kitchen, 22' lounge/diner, white bathroom, UPVC double glazing, gas central heating and externally there is off road parking & a 65' rear garden,

Situated in a convenient location being close to local shops King John School & Hadleigh Town Centre,

Both Benfleet & Rayleigh Stations are a short drive

**ACCOMODATION**

**LOBBY**

UPVC double glazed door to

**RECEPTION HALL**

UPVC double glazed window to side, stairs to first floor with storage cupboards below, radiator, power points,

**LOUNGE**

22'7 x 11' (6.88m x 3.35m)

UPVC double glazed window to front & French doors to the rear garden, coved, radiator, power points,

**KITCHEN**

11'1 x 7'7 (3.38m x 2.31m)

UPVC double glazed window to side & door to rear, modern white Shaker style units to both eye level & base level with contrasting granite worktops having inset sink/drainers with mixer taps, range style stainless steel cooker with extractor hood, fitted microwave, plumbing for washing machine, splash back tiling, wall mounted combination boiler,

**FIRST FLOOR LANDING**

Access to loft space, radiator, power points,

**BEDROOM 1**

11'2 x 11' (3.40m x 3.35m)

UPVC double glazed window to rear, radiator, power points,

**BEDROOM 2**

11'2 x 11' (3.40m x 3.35m)

UPVC double glazed window to front, radiator, power points,

**BATHROOM**

Window to side, modern white suite comprising, panelled bath with shower over, wash hand basin, part tiled walls, heated towel rail,

**SEPERATE WC**

Window to side, white low level wc,

**OUTSIDE**

**REAR GARDEN**

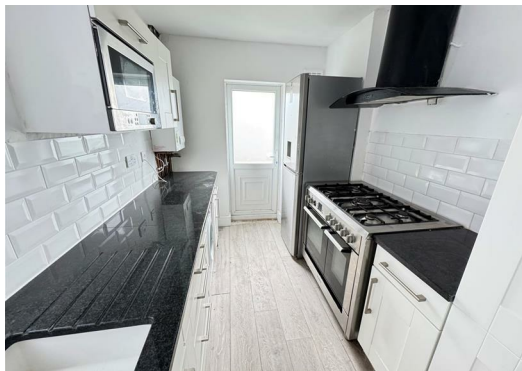
65' (19.81m)

Patio area leading to lawn, further paving, timber shed, access to side,

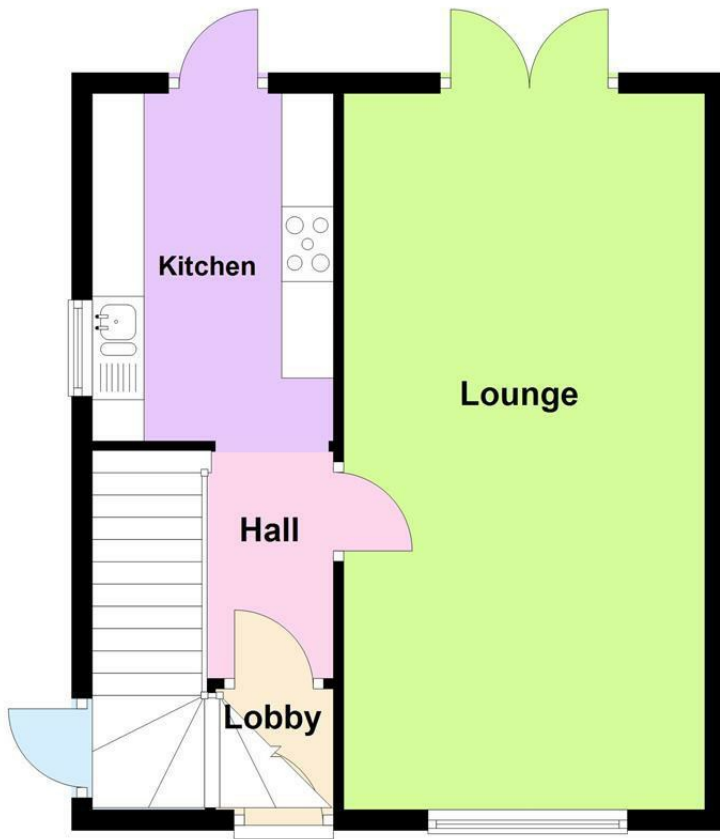
**FRONT GARDEN**

Laid to lawn, parking for one car

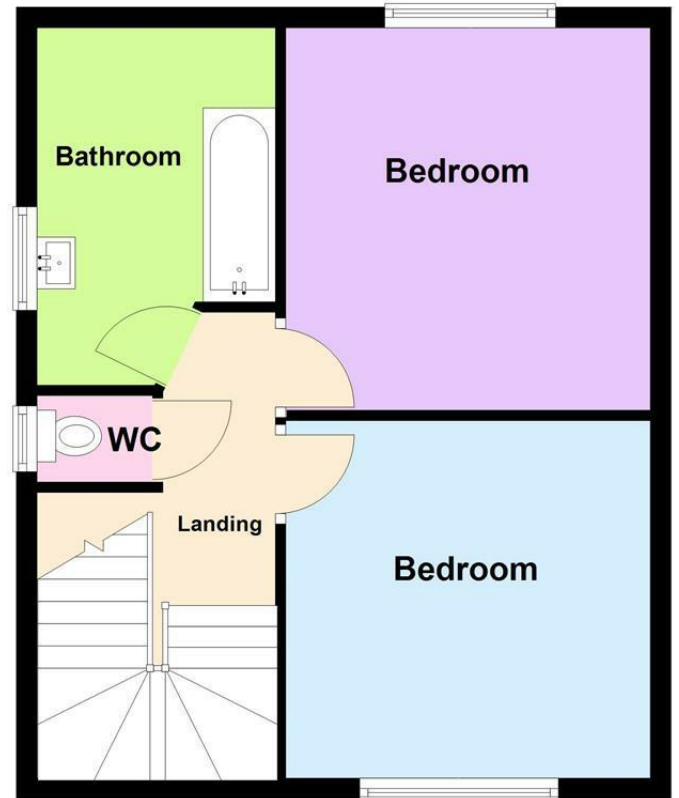




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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