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today on 01268 777400**



Felstead Road, Benfleet Guide price £400,000

ASPIRE ARE PLEASED TO PRESENT THIS 3 BED SEMI-DETACHED PROPERTY. With 3 double bedrooms, 2 reception rooms, an approx. 100ft garden, detached garage and off street parking for multiple vehicles; this property has the potential to be a beautiful home. the property is just minutes from local amenities and travel routes. £400k-£425k

ENTRANCE

Entrance to the property via a UPVC front door, in a storm porch, to the side of the property.

DINING ROOM

11'8" x 10'6" (3.56m x 3.20m)

Wooden cladded ceiling with hanging light fixture, front aspect UPVC double glazed window, radiator, carpeted flooring.

Wooden stairs leading to Bedroom 2 and 3

Doors leading to:

LIVING ROOM

15'7" x 13'1" (4.75m x 3.99m)

Coved ceiling with hanging and wall lighting, UPVC double glazed French doors and side windows, overlooking and leading to rear garden, feature fireplace, radiator, integrated speaker system, carpeted flooring.

KITCHEN

10'11" x 8'4" (3.33m x 2.54m)

Paneled ceiling with lighting, rear and side aspect UPVC double glazed windows, side aspect double glazed UPVC door, floor to ceiling tiles, radiator, tiled flooring and a range of eye and base level units with a veneer countertop and integrated sink drainer, gas hob, oven, microwave oven and space for washing machine.

BATHROOM

6'8" x 5'4" (2.03m x 1.63m)

3 piece bathroom consisting of, paneled ceiling, side aspect double glazed obscured UPVC window, floor to ceiling tiled walls radiator, wood effect flooring. corner shower, toilet, and hand basin with under sink storage units.

BEDROOM 1

13'5" x 10'10" (4.09m x 3.30m)

Coved ceiling with overhead lighting, front aspect UPVC double glazed window, carpeted flooring.

BEDROOM 2

13'11" x 12'6" (4.24m x 3.81m)

Skimmed ceiling, rear aspect double glazed UPVC window, built in wardrobe, access door to storage area, carpeted flooring.

BEDROOM 3

12'6" x 10'10" (3.81m x 3.30m)

Skimmed ceiling, front aspect UPVC double glazed window, and carpeted flooring.

STORAGE

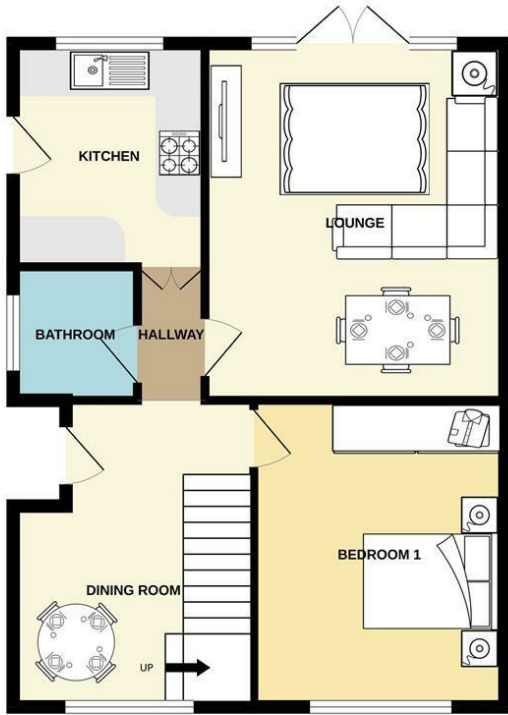
7'6" x roughly 30' (2.29m x roughly 9.14m)

Vaulted ceilings, small amount of storage also above bedroom 2 and 3 accessible from this room, boarded throughout.

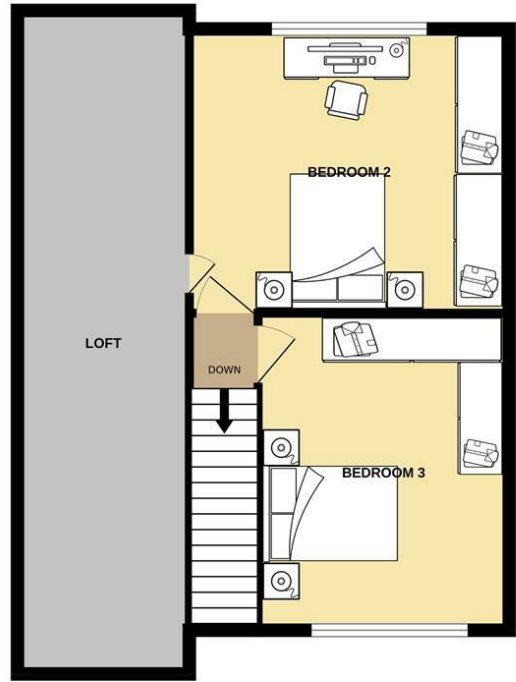
REAR GARDEN

Side access from driveway, shed to remain, lawned area covers most of the garden with a patio area leading from the lounge and block paving leading from the drive to the detached garage.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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