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## Merrivale, Benfleet £300,000

- THREE BEDROOM
- DOWNSTAIRS BATHROOM
- KITCHEN/DINER
- CLOSE TO LOCAL SHOPS
- SEMI DETACHED HOUSE
- OFF STREET PARKING
- DOUBLE GLAZED
- CLOSE TO PUBLIC TRANSPORT LINKS

Aspire Estate Agents is delighted to present this generously sized three-bedroom semi-detached house, complete with off-street parking. This property comes with the added advantage of having no onward chain, offering a hassle-free purchase. The house features a spacious kitchen/dining area and a convenient downstairs bathroom. Moreover, its location is advantageous, being in close proximity to local shops and public transportation links. **GUIDE PRICE £300,000 - £315,000.**

### Front Elevation

Commencing with a block paved driveway, path leading to entrance door.

### Porch

Double glazed window to side and front, double glazed French door side, double glazed door to rear garden.

### Hallway

Hardwood door to side, wood effect laminate floor, doors leading to

### Lounge

16 x 10 (4.88m x 3.05m)  
Lounge smooth ceiling, Centre light point, double glazed windows front, radiator, wood affect laminate flooring, door returning to Hallway

### Kitchen / Dining

12 x 10'7 (3.66m x 3.23m)  
Smooth ceiling, Double glazed window to front, range of wall and base units with inset sink and drainer with tap over, built in oven, inset hob, tiling to walls, space for table and chairs, wood effect laminate floor.

### Ground Floor W/c

Smooth ceiling, obscured double glazed window to side, enclosed low level w/c with inset chrome effect push button flush.

### Bathroom

Smooth ceiling with inset spotlights, obscured double glazed window to rear, panelled bath, hand wash basin. tiling to walls.

### Landing

Smooth ceiling, inset loft access, stairs raising from first floor, doors leading to

### Bedroom 1

16 x 9'5 (4.88m x 2.87m)  
Smooth ceiling, double glazed window to front, radiator, wood effect laminate floor,

### Bedroom 2

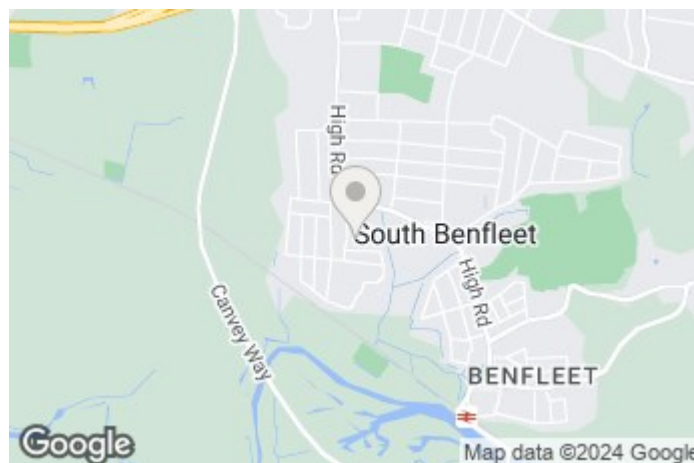
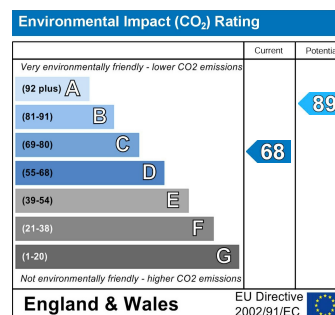
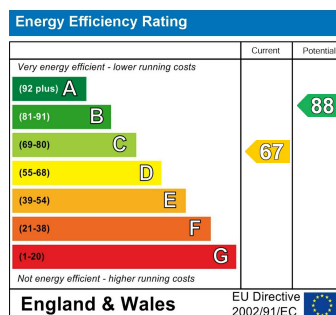
14'7 x 8 (4.45m x 2.44m)  
Double glazed window to side, double glazed window to rear, wood effect laminate floor, built in storage cupboard, radiator

### Bedroom 3

8'1 x 7'88 (2.46m x 2.13m)  
Smooth ceiling, double glazed window to rear, radiator,

### Garden

Paved patio area, laid lawn. fully fenced borders, brick built shed with wood lockable door.



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