To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS

Gowan Close, Benfleet Offers in the region of £300,000

- Call Aspire Estate To Book In A Viewing
- Spacious Lounge
- Three Bedroom Family home
- Off Street Parking For Numerous Vehicles
- Potential To Extended
- No Onward Chain
- Requiring Some Updating With Fantastic Potential For Development, Subject To Usual Planning Consents
- Within Easy Reach Of High Road Schools And Shops And Less Than A Mile From Benfleet Station
- Extremely Sought After Turning
- Viewing advised

Aspire Estate Agents is pleased to present this three-bedroom home for sale located in South Benfleet with the potential for enhancement and development, subject to the usual planning consents, this property offers excellent scope. It features a spacious lounge and comes with off-street parking. Some updating is required to fully unlock its potential.

Accommodation details are as follows:

Entry is through uPVC leadlight French doors leading to:

PORCH
UPVC double glazed leadlight window on the side aspect. Laminate wood-effect flooring. An obscure glazed door opens to:

RECEPTION HALL
Stairs leading to the FIRST FLOOR ACCOMMODATION. Storage space under the stairs. Radiator. Laminate wood-effect flooring. Opens to:

KITCHEN (12' 3" x 11' 1")
Coved and skimmed ceiling with spotlight insets. UPVC double glazed leadlight bay window to the front aspect. Features base and eye level units, roll-edged working surfaces, tiled splashbacks, an inset one and a half bowl sink with a mixer tap, and spaces for a dishwasher, gas cooker, and fridge/freezer. Radiator. Laminate wood-effect flooring.

GROUND FLOOR BATHROOM (6' 6" x 6' 3")
Obscure uPVC double glazed leadlight window to the front aspect. A three-piece white suite comprises a close-coupled w/c, pedestal-mounted hand wash basin, and a panelled bath with a shower over. Tiled walls. Radiator. Laminate wood-effect flooring.

UTILITY ROOM (9' 2" x 6' 9")
Obscure uPVC double glazed door to the side providing access to the REAR GARDEN. Features base level units, storage cupboards, space for a washing machine, and a built-in storage cupboard. Tiled floor.

LOUNGE (18' 9" x 11')
UPVC double glazed window to the rear aspect. Radiator. Laminate wood-effect flooring.

GROUND FLOOR BEDROOM THREE/DINING ROOM (12' 9" x 8' 1")
Dual-aspect uPVC double glazed windows to the side and rear aspects. Radiator.

FIRST FLOOR LANDING
Doors lead to:

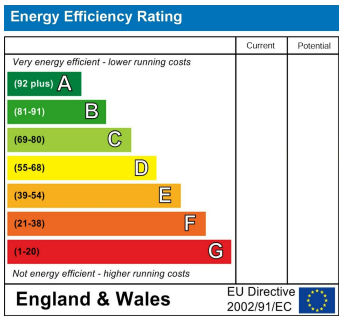
BEDROOM ONE (15' 9" x 11' 3")
UPVC double glazed window to the rear aspect. Radiator. Built-in storage cupboard.

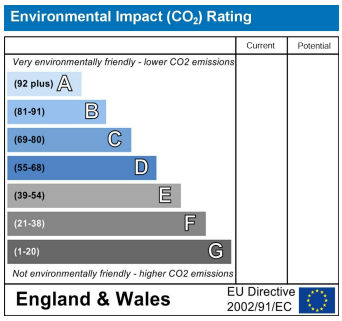
BEDROOM TWO (13' 4" x 9' 5")
UPVC double glazed window to the side aspect. Radiator.

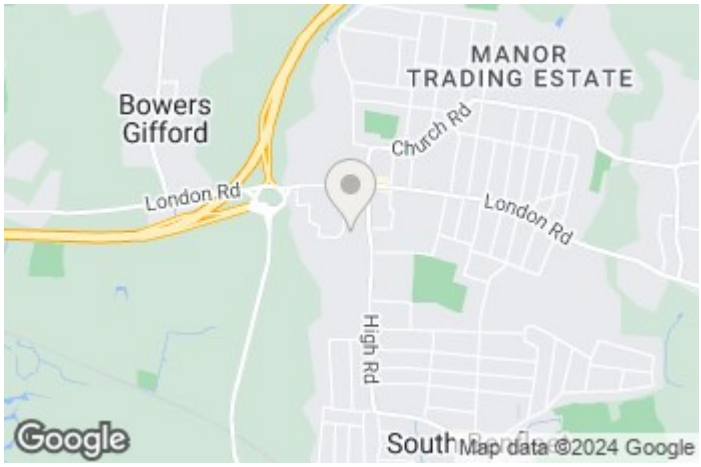
OUTSIDE OF PROPERTY:
To the FRONT, a crazy-paved driveway provides off-street parking for one vehicle, with access to the GARAGE and a shingle area at the front, offering potential for additional off-street parking. Gated side access.

The approx. 70' REAR GARDEN is South-west facing, commencing with a crazy-paved patio and pathway to the side. The remaining area is mostly laid to lawn, featuring various established flower beds, fruit trees, and shrubs. Fencing surrounds the boundaries.

GARAGE with an up-and-over door, power, and lighting. UPVC double glazed door and window on the side aspect provide access to the REAR GARDEN.







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