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today on 01268 777400*



Merrivale, Benfleet £315,000

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

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GUIDE PRICE £315,000 - £325,000. 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

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 effect 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

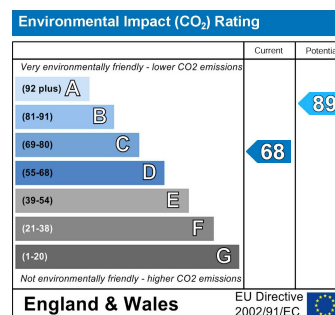
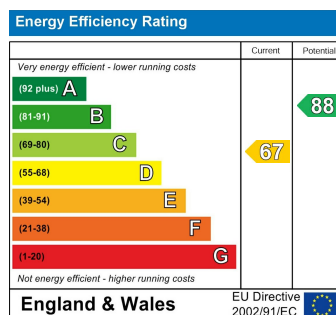
Bedroom 3

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.



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.