

*To arrange a viewing contact us
today on 01268 777400*



Merrivale, Benfleet £315,000

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

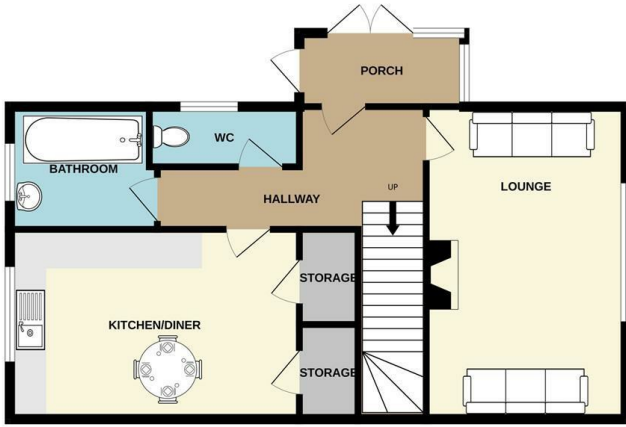
8'1 x 7'88 (2.46m x 2.13m)

Smooth ceiling, double glazed window to rear, radiator,

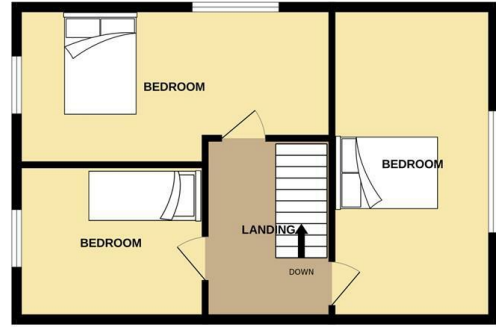
Garden

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

GROUND FLOOR

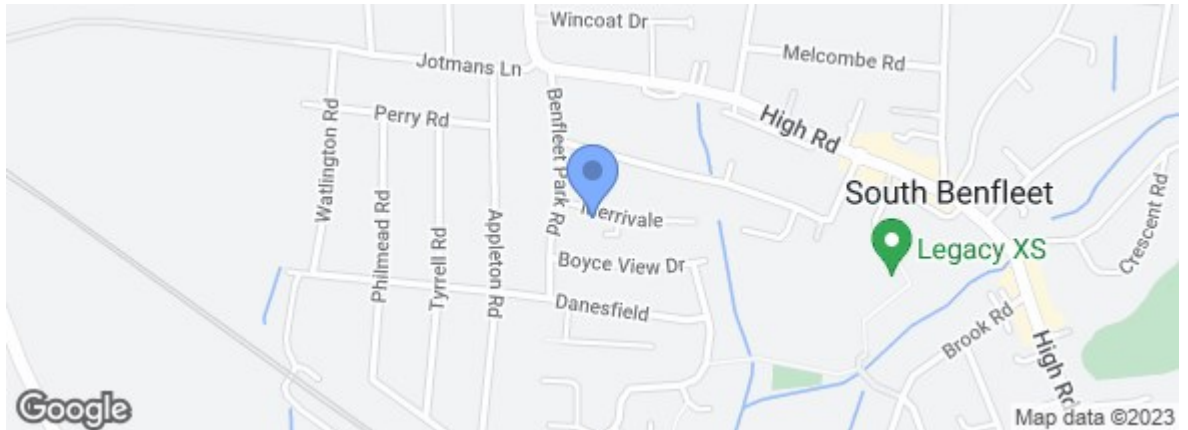


1ST FLOOR



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 A (92 plus)	88
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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 A (12 plus)	89
B (11-11)	
C (9-10)	
D (5-8)	
E (3-4)	
F (2-3)	
G (1-2)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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