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today on 01268 777400*



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Nicholson Crescent, Benfleet Guide price £375,000

Guide Price £375,000 - £400,000

A SOUTH FACING REAR GARDEN FOR ALL THE SUN LOVERS - This beautiful three bedroom semi detached home located in a highly sought after road situated in walking distance to local shops, transport links and King John Senior School is perfect for first time buyers and investors alike. The property offers a spacious kitchen and lounge, stunning bathroom and separate W/C. On the first floor are three fantastic bedrooms. The garden is South facing with two patio areas and lawn. The driveway provides off street parking and access to the detached garage as well as a front garden.

Hallway

Lounge

15'8 x 10'6 (4.78m x 3.20m)

Kitchen/Diner

11'8 x 10'3 (3.56m x 3.12m)

Bathroom

W/C

Landing

Bedroom One

15'10 x 9'10 (4.83m x 3.00m)

Bedroom Two

14'4 x 8'7 (4.37m x 2.62m)

Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)

South Facing Garden

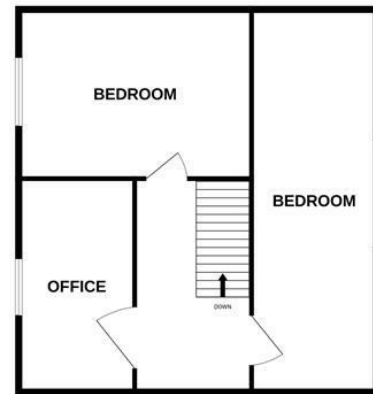
Detached Garage

17'2 x 8'3 (5.23m x 2.51m)

GROUND FLOOR



1ST FLOOR



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			
Environmental Impact (CO ₂) Rating			
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			



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.