

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



Clarence Road, Benfleet Guide price £425,000

GUIDE PRICE £425,000 - £450,000. Offered for sale is this 5 Bedroom 2 Bathroom Semi detached property. The property also benefits from a 90ft rear garden with additional outbuildings located on a substantial plot with an abundance of parking. The property is within close proximity to local shops and amenities and within walking distance to Benfleet high road.

Hallway

Lounge

18'2 x 10'3 (5.54m x 3.12m)

Kitchen

10'2 x 9'7 (3.10m x 2.92m)

Conservatory

15'3 x 8'6 (4.65m x 2.59m)

Ground Floor Bathroom

10'7 x 10'3 (3.23m x 3.12m)

Ground Bedroom 3

12'6 x 12'12 (3.81m x 3.66m)

Ground Bedroom 4

9'5 x 9 (2.87m x 2.74m)

Landing

Bedroom 1

10 x 9 (3.05m x 2.74m)

En suite

Bedroom 2

9'5 x 9 (2.87m x 2.74m)

Bedroom 5

9'5 x 7'5 (2.87m x 2.26m)

Rear Garden

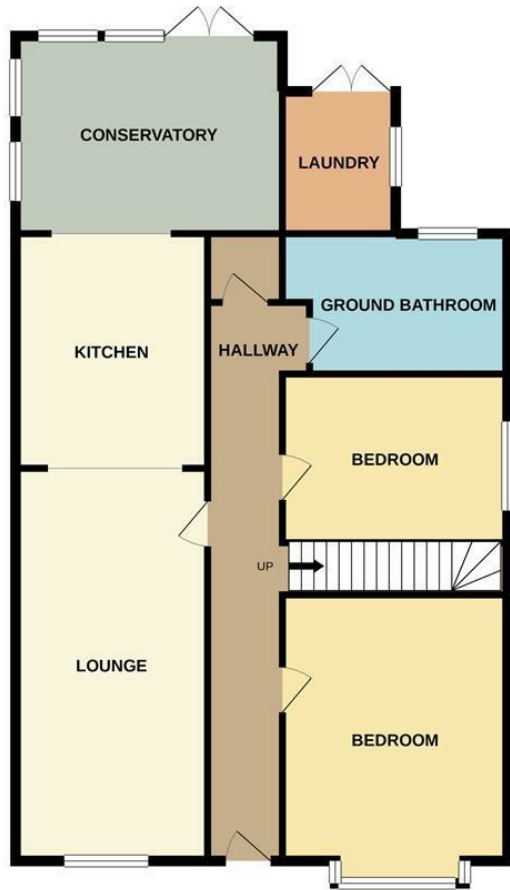
approx. 90ft (approx. 27.43mft)

Approx. 90ft

Outbuilding

A range of outbuilding to side and rear.

GROUND FLOOR

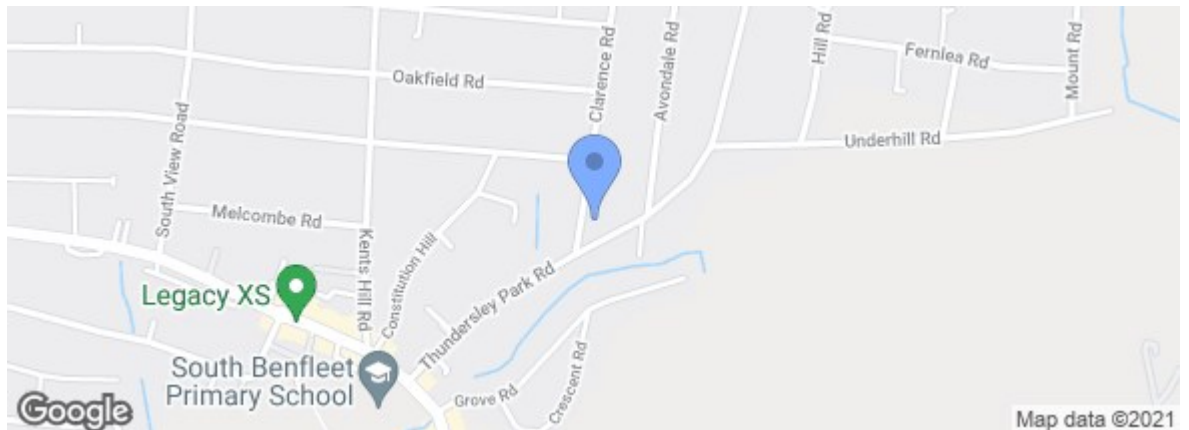


1ST FLOOR



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			
(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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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.