

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



Clarence Road North, Benfleet Guide price £400,000

Aspire Estate Agents is pleased to present this spacious Four double-bedroom semi-detached home, located in a tranquil residential area. This property boasts ample off-street parking and a sunny south-facing rear garden.

The layout comprises a hallway, lounge with dining area, garden room, kitchen, two bedrooms, and a charming four-piece bathroom. Outside, there's parking and a double garage to the front, while the rear offers a sunny south-facing garden.

Entrance

Kitchen

11'3 x 9'4 (3.43m x 2.84m)

Living Room

16'3 x 5'10 (4.95m x 1.78m)

Landing

Master Bedroom

11'6 x 12'9 (3.51m x 3.89m)

Bathroom

6'8 x 5'9 (2.03m x 1.75m)

Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)

Bedroom Three

10'4 x 6'3 (3.15m x 1.91m)

Landing

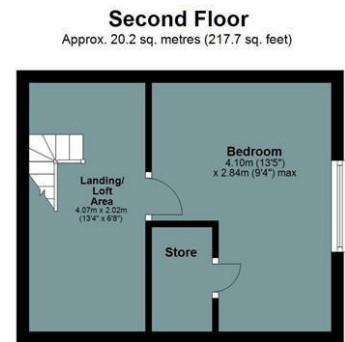
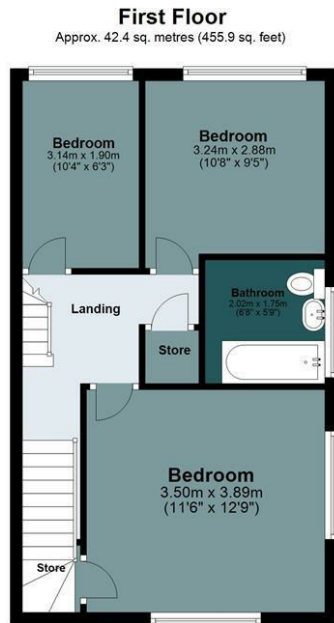
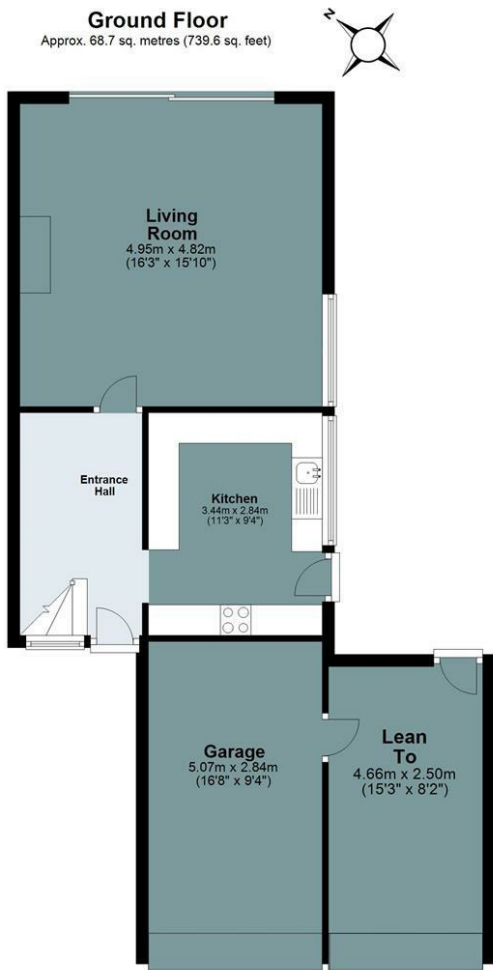
13'4 x 6'8 (4.06m x 2.03m)

Fourth Bedroom

13'5 x 9'4 (4.09m x 2.84m)

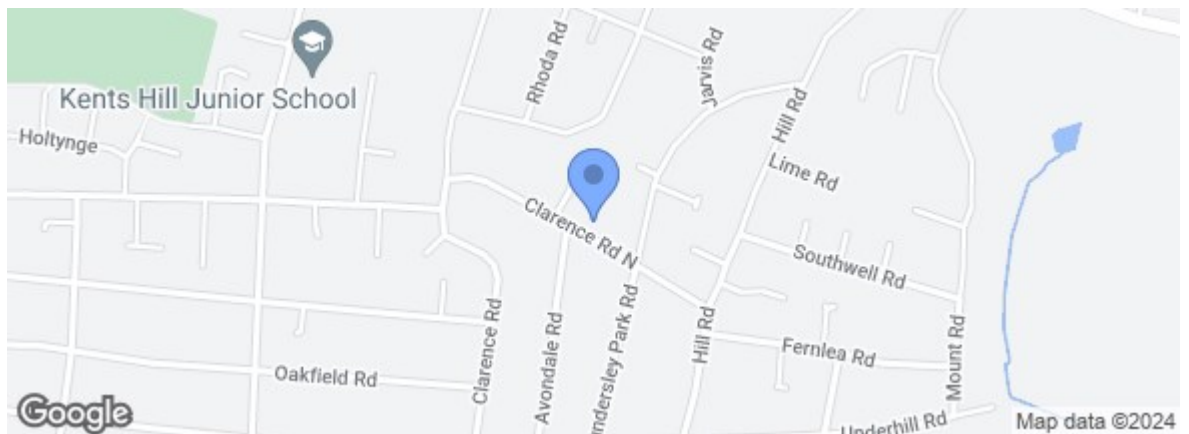
Rear Garden

60 (18.29m)



Total area: approx. 131.3 sq. metres (1413.2 sq. feet)
Clarence Road North

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	



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