

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



The Rundels, Benfleet Offers invited £325,000

Aspire Estate Agents are pleased to present this mid-terrace house situated in a prime walkway position in the heart of Thundersley Village. Close to local shops and schools, this property features three bedrooms, a 14'8" lounge, a dining area, a modern kitchen, a family bathroom, and a garage to the rear.

Porch

Entrance via door with pattern double glazed panels, pattern double glazed windows to front and side, entrance door to:

Lounge - 14'8" (4.47m) x 14'7" (4.45m)

Double glazed window at front, stairs to first floor, textured and coved ceiling, tiled floor, door to:

Dining Area - 9'7" (2.92m) x 7'7" (2.31m)

Double glazed doors to the garden, under stairs storage cupboard, smooth finish ceiling.

Kitchen - 9'7" (2.92m) x 6'5" (1.96m)

Double glazed window and door to rear, inset single drainer sink with mixer tap, work top surfaces with cupboards and drawers below, eye level cupboards, 4 ring gas hob with extractor over and under oven, tiled splash backs, tiled floor, smooth finish ceiling.

Landing

Access to loft, textured and coved ceiling, doors to

Bedroom One - 13'6" (4.11m) To Wardrobe x 8'6" (2.59m)

Double glazed window to front, mirror fronted wardrobes to one wall, laminate style flooring, textured and coved ceiling, radiator.

Bedroom Two - 9'2" (2.79m) x 8'2" (2.49m)

Double glazed window to rear, radiator, textured ceiling.

Bedroom Three - 7'5" (2.26m) Plus Recess x 6'0" (1.83m)

Double glazed window to front, bulk head cupboard, radiator, textured ceiling.

Bathroom/wc

Pattern double glazed window to rear, white suite comprising panelled bath with mixer tap & shower attachment, independent shower and screen over the bath, low level wc and wash basin in vanity unit, tiled walls and floor, textured ceiling.

Front

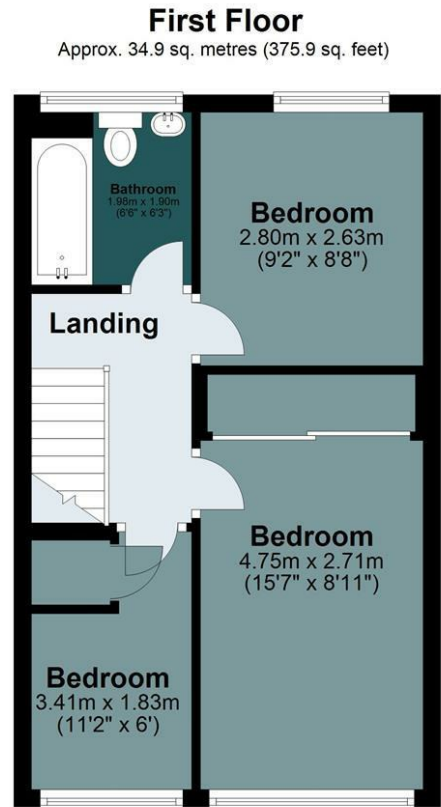
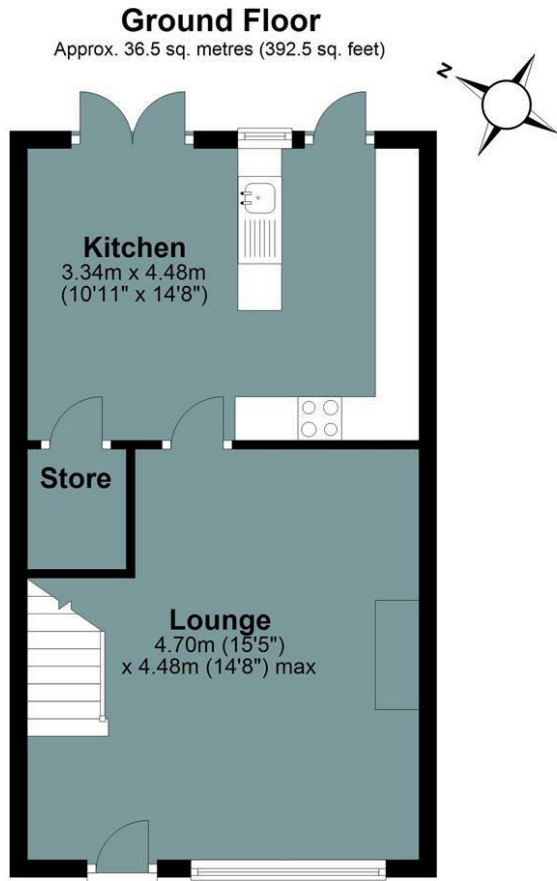
Lawn Area

Rear

Garden commences with decked patio area, wood chip barked areas, rear access.

Garage

to the rear of the property with up and over door



Total area: approx. 71.4 sq. metres (768.5 sq. feet)
The Rundels

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.