

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



ASPIRE



Sadlers, Benfleet Offers invited £525,000

Aspire Estate Agents are pleased to introduce this property: a five-bedroom, double-fronted detached house currently mid-renovation, featuring a private garden. The property boasts newly plastered walls and ceilings, new doors throughout the ground floor, prepared floors ready for new carpeting or flooring, and a fully renovated bathroom with a rainforest shower and underfloor heating.

The layout includes a reception room, modern kitchen, dining room, conservatory, downstairs W/C, four bedrooms, and a stunning family bathroom. Off-street parking and a garage complete this fantastic property.

The property is ideally located for easy access to local amenities, including a doctor's surgery, pharmacy, and several primary and secondary schools.

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Entrance Hall Way

Downstairs Wc

Storage

Lounge/ Dinner

23' x 14'5 (7.01m x 4.39m)

Kitchen

10'4 x 17'5 (3.15m x 5.31m)

Conservatory

10'8 x 10'1 (3.25m x 3.07m)

Landing

Bedroom One

12'5 x 11'4 (3.78m x 3.45m)

Bedroom Two

12'5 x 7'11 (3.78m x 2.41m)

Bedroom Three

10'2 x 11'4 (3.10m x 3.45m)

Bedroom Four

10'2 x 8'11 (3.10m x 2.72m)

Bedroom Five

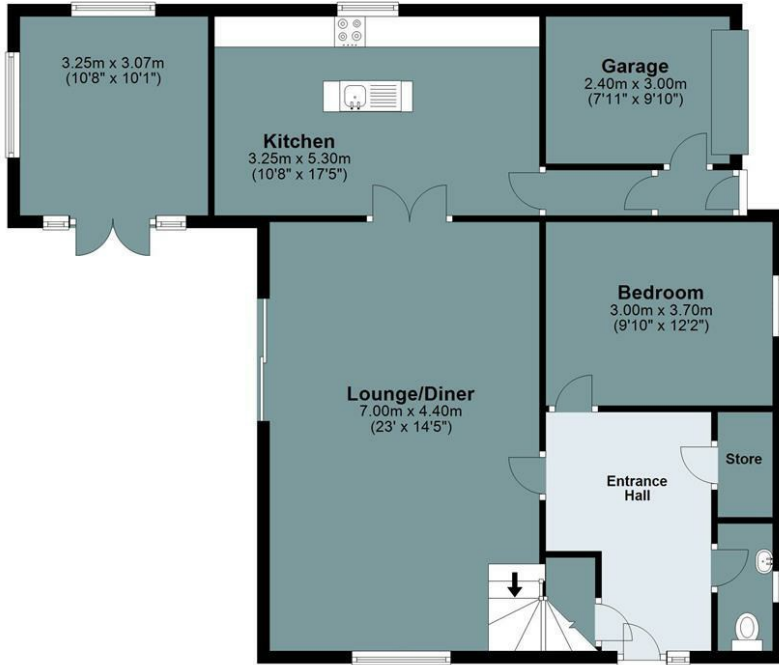
9'10 12'2 (3.00m 3.71m)

Garage

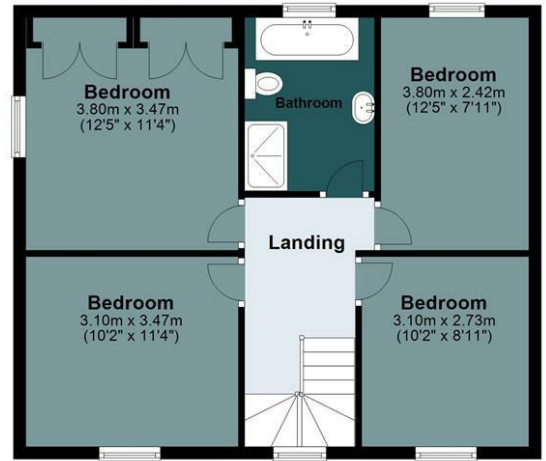
7'11 x 9'10 (2.41m x 3.00m)

Rear Garden

Ground Floor
Approx. 95.8 sq. metres (1030.7 sq. feet)



First Floor
Approx. 57.4 sq. metres (617.8 sq. feet)



Total area: approx. 153.2 sq. metres (1648.6 sq. feet)
Sadlers

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.