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today on 01268 777400**



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## **Clarence Road, Benfleet Offers in the region of £270,000**

CHECK OUT THE MARKETING VIDEO - Aspire Estate Agents are pleased to offer for sale this two bedroom maisonette, featuring its own private rear garden and outbuilding, gas central heating, and double glazing. The property includes a spacious lounge, a 23ft kitchen breakfast room, stunning bathroom and excellent sized bedrooms. Conveniently located within a short walk of the High Road with its variety of shopping facilities, and within walking distance of Benfleet Station, this home combines comfort with convenience.  
Guide Price £280,000 - £300,000

## **Entrance Hallway**

## **Landing**

## **Lounge**

14' x 11' (4.27m x 3.35m)

## **Kitchen/ Dining Room**

23' x 6'6" (7.01m x 1.98m)

## **Master Bedroom**

11' x 11' (3.35m x 3.35m)

## **Second Bedroom**

9'2" x 7'9" (2.79m x 2.36m)

## **Bathroom**

## **Rear Garden/ Out Building**

## **AGENTS NOTE**

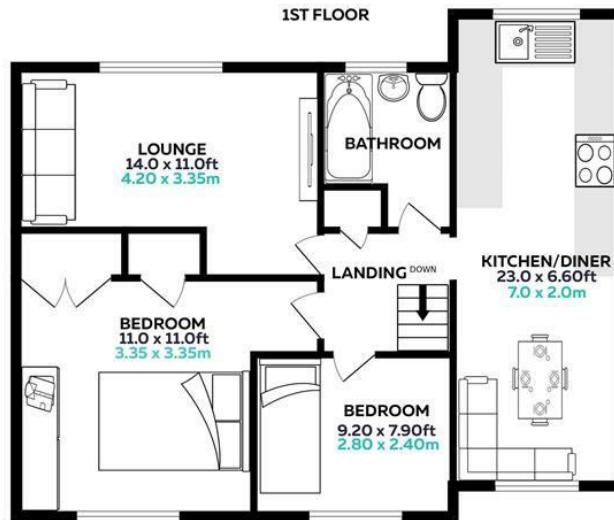
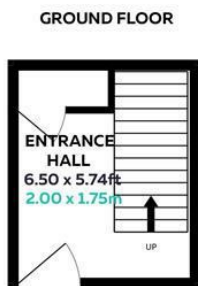
Approximate 100 years lease remaining

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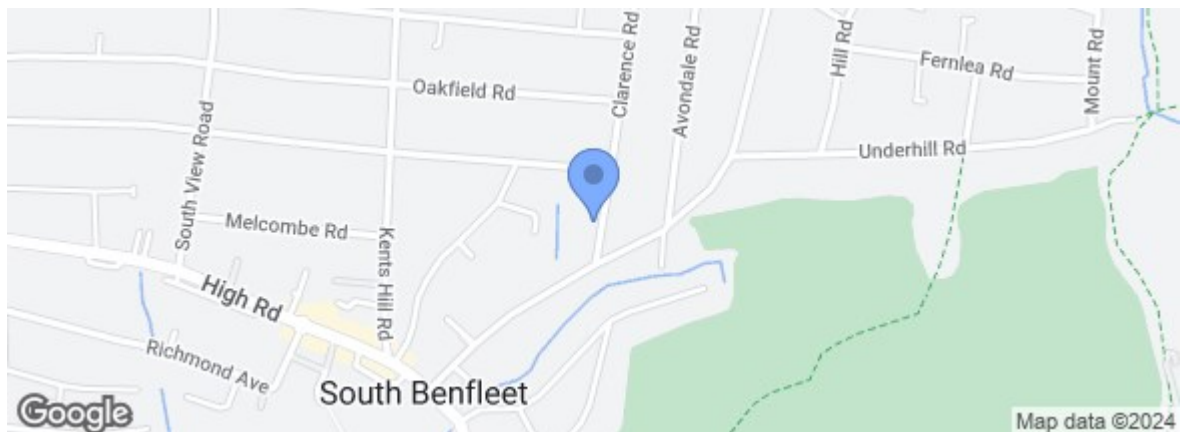
## CLARENCE ROAD BENFLEET

 x2  x1



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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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.