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today on 01268 777400



## High Road, Benfleet Guide price £220,000

Guide Price £220,000-£230,000

Aspire Estate Agents is delighted to present this charming and well-maintained 2-bedroom home, ideal for first-time buyers, young families, or investors. Located in a vibrant community with easy access to local amenities and transport links, this property combines comfort, style, and convenience.

Don't miss this opportunity to own a wonderful home in a thriving location. Contact us to book a viewing today!

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Entrance via UPVC Door to:

Porch: Skimmed ceiling with tiled floor. Access to:

Entrance Hall: Skimmed ceiling, tiled floor, and under-stairs storage cupboard. Radiator. Stairs leading to the first floor.

Lounge (18' 9" x 13' 11"): Spacious lounge with double glazed window to the front, skimmed ceiling, built-in speakers, wall lighting, and a radiator.

Kitchen/Diner (13' 6" x 10' 5"): Double glazed window to the rear, skimmed ceiling, a range of base and eye-level units, and roll-edged countertops. Includes an inset stainless steel one and a half bowl sink with drainer, a 4-ring electric hob with extractor, built-in electric oven, and space for a fridge/freezer, washing machine, and tumble dryer. Wall-mounted combi-boiler and radiator.

First Floor Landing: Skimmed ceiling with an airing cupboard. Access to:

Bedroom One (14' 4" x 13' 11"): Large double bedroom with a double glazed window to the rear, built-in wardrobes, and a radiator.

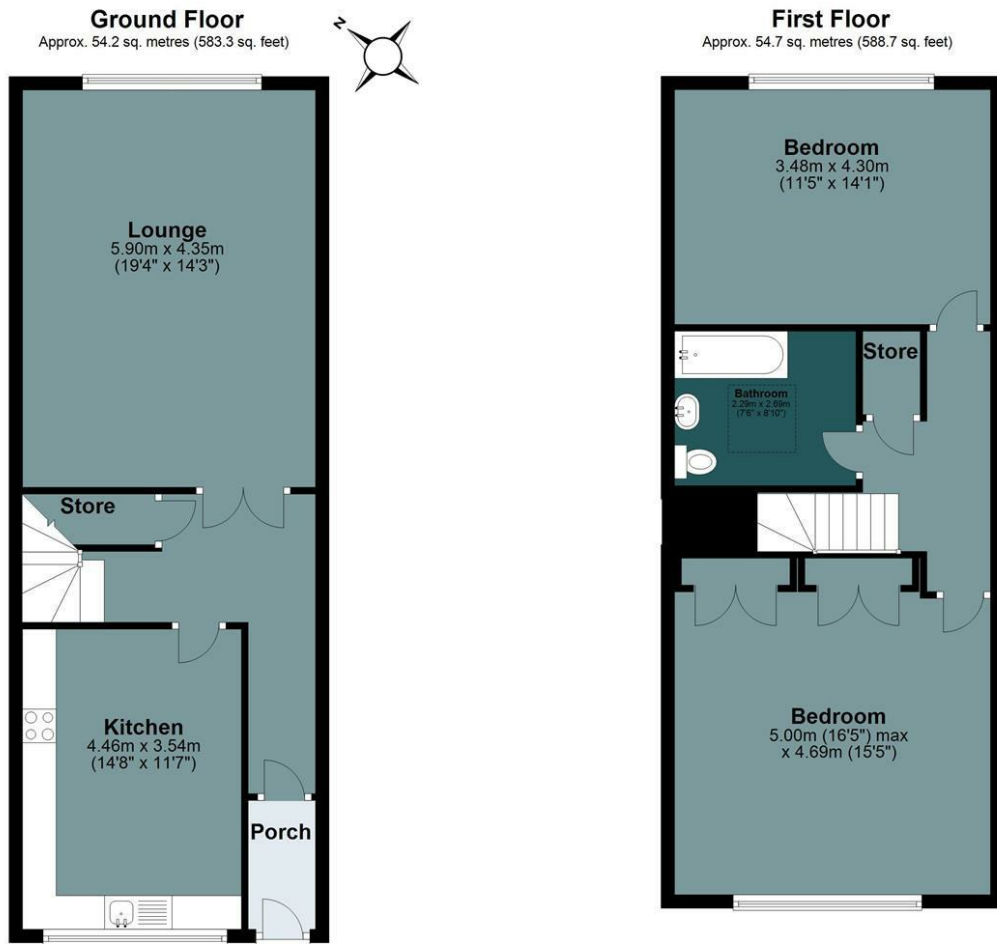
Bedroom Two (13' 11" x 11' 1"): Double glazed window to the front and a radiator.

Bathroom (8' 3" x 7' 3"): Skimmed ceiling with spotlight insets and skylight. Fitted with a three-piece suite, including a low-level WC, pedestal wash hand basin, and a panelled bath with an electric shower. Part-tiled walls, tiled floor, and a radiator.

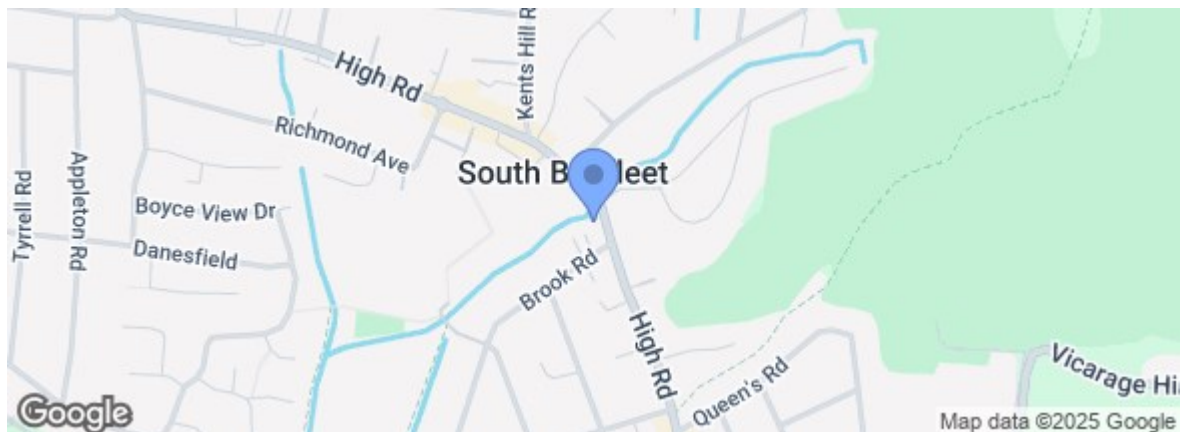
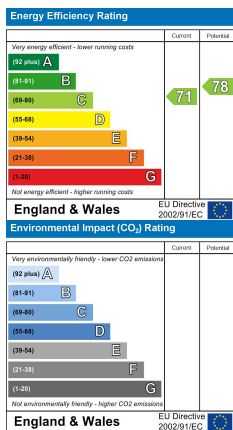
Outside:

Roof Terrace: Private roof terrace to the rear of the property, providing outdoor space.

Parking: Permit parking available for two vehicles in a rear car park.



**High Road Benfleet**



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.