

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



Moreland Avenue, Benfleet Offers in excess of £400,000

Three bedroom semi detached home, offering a fantastic opportunity for buyers looking to modernise and create a property perfectly suited to their own taste.

The property is in need of modernisation throughout, but offers excellent potential for those looking to add value. With a practical layout, generous living space and scope to improve, this home would be ideal for first time buyers, families, investors or anyone searching for a project in a well established residential area.

Internally, the ground floor offers a spacious living area, kitchen and useful family space, while the first floor provides three bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, garage and further potential to enhance the outside space, subject to the necessary planning permissions.

ENTRANCE HALL

LOUNGE

16' x 12'11 (4.88m x 3.94m)

DINING ROOM

9'11 x 9'3 (3.02m x 2.82m)

KITCHEN

9'11 x 9'7 (3.02m x 2.92m)

LANDING

MASTER BEDROOM

13'1 x 11'3 (3.99m x 3.43m)

BEDROOM TWO

11'3 x 10 (3.43m x 3.05m)

BEDROOM THREE

8'4 x 8'0 (2.54m x 2.44m)

FAMILY BATHROOM

7'8 x 6'10 (2.34m x 2.08m)

GARAGE

15'11 x 7'9 (4.85m x 2.36m)

GARDEN

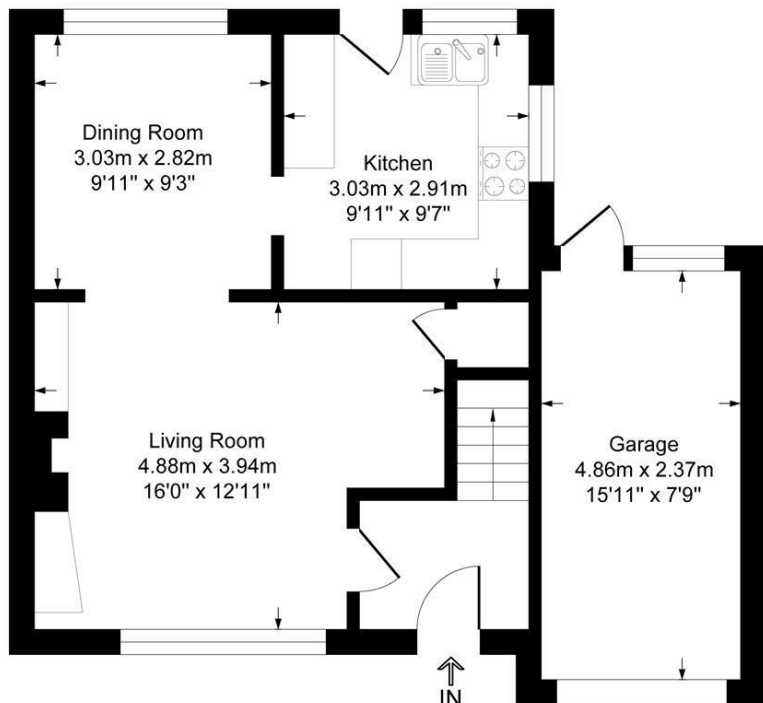
DRIVEWAY

Moreland Avenue

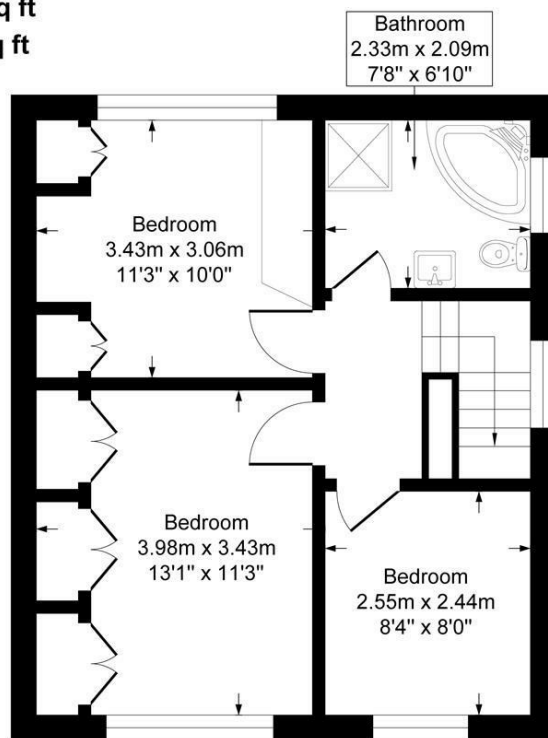
Approximate Gross Internal Floor Area = 83.0 sq m / 894 sq ft

Garage Area = 11.5 sq m / 124 sq ft

Total Area = 94.5 sq m / 1018 sq ft

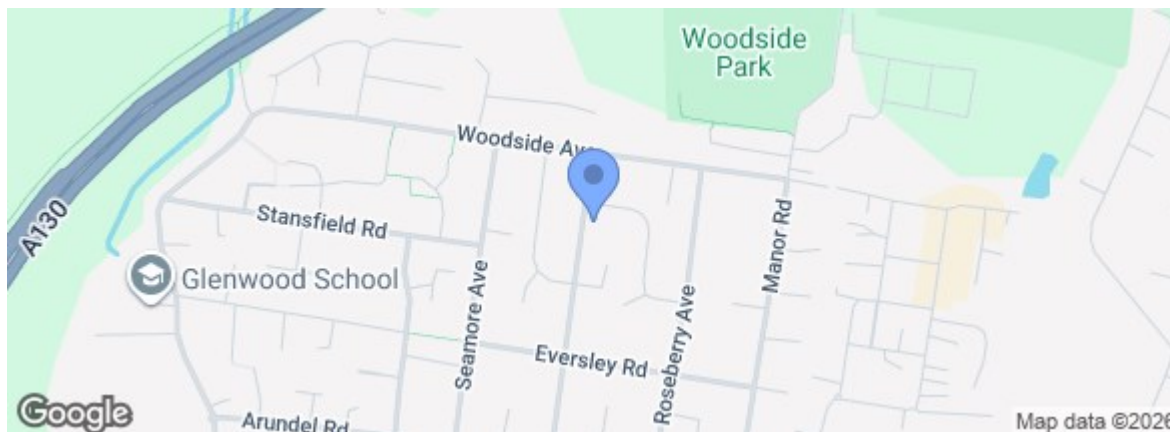


Ground Floor



First Floor

| 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.