

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



ASPIRE



Cumberland Avenue, Benfleet Guide price £325,000

Guide Price £325,000 to £350,000. Aspire Estate Agents is delighted to present this two-bedroom semi-detached bungalow, ideally located in the sought-after residential area of South Benfleet. Situated within walking distance of High Road shops, schools, and amenities, and just a mile from Benfleet station, this property offers convenience and accessibility.

Featuring a spacious lounge, a spacious kitchen, and two generously sized bedrooms, this bungalow provides comfortable living space. The North-facing 100ft rear garden and off-street parking for numerous vehicles further enhance its appeal.

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Entrance Hallway

10'10 x 4'3 (3.30m x 1.30m)

Master Bedroom

12'3 x 11'10 (3.73m x 3.61m)

Second Bedroom

10'2 x 11'10 (3.10m x 3.61m)

Living Room

15'9 x 12'2 (4.80m x 3.71m)

Bathroom

10'10 x 4'3 (3.30m x 1.30m)

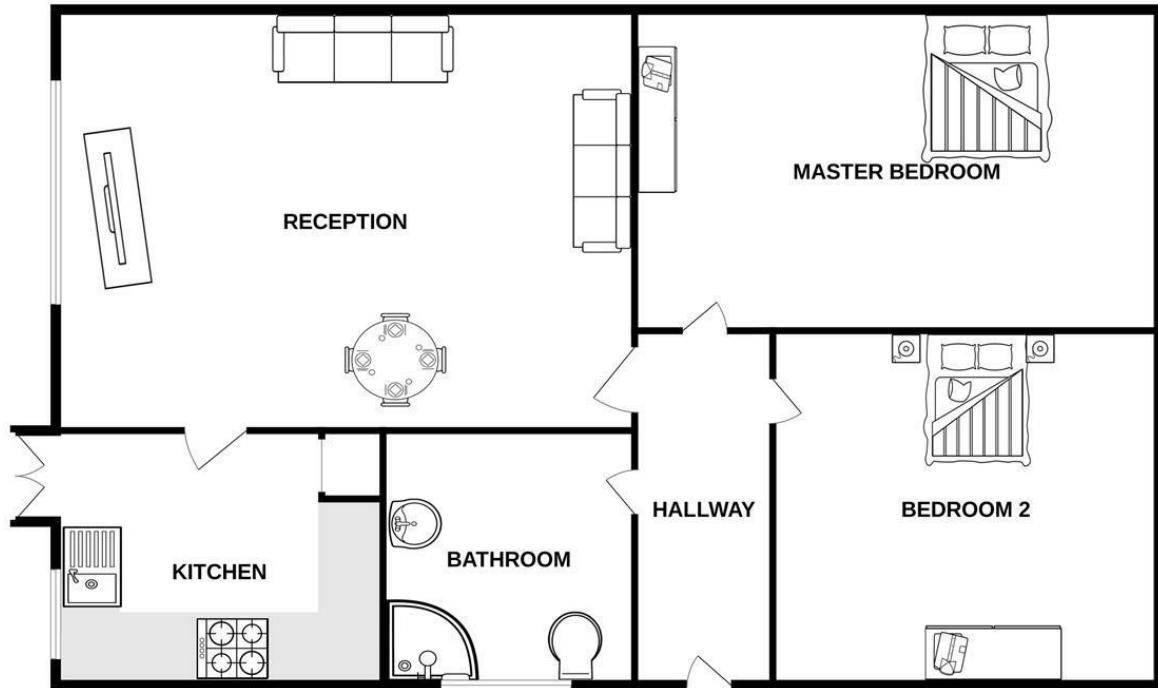
Kitchen

12'2 x 8'2 (3.71m x 2.49m)

Rear Garden

100 (30.48m)

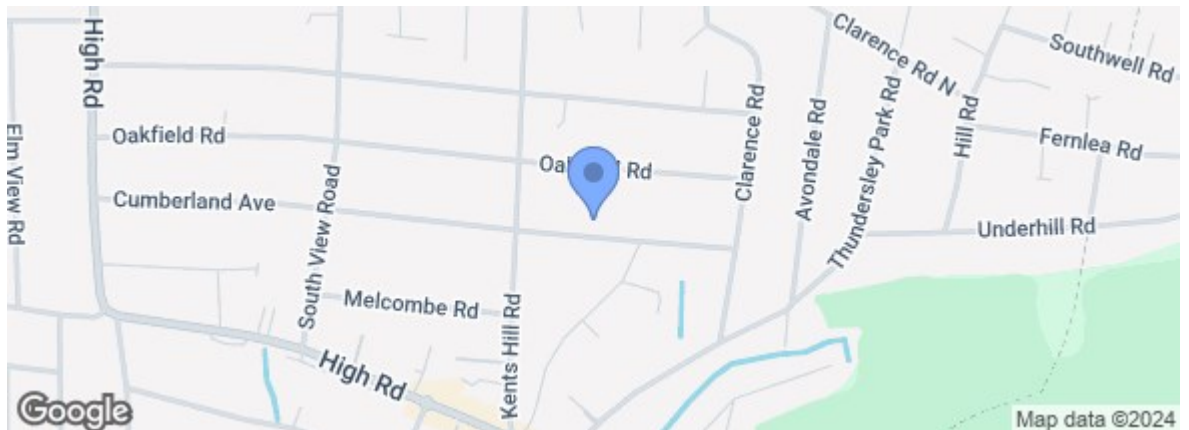
GROUND FLOOR
2371 sq.ft. (220.3 sq.m.) approx.



TOTAL FLOOR AREA : 2371 sq.ft. (220.3 sq.m.) approx.

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 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.