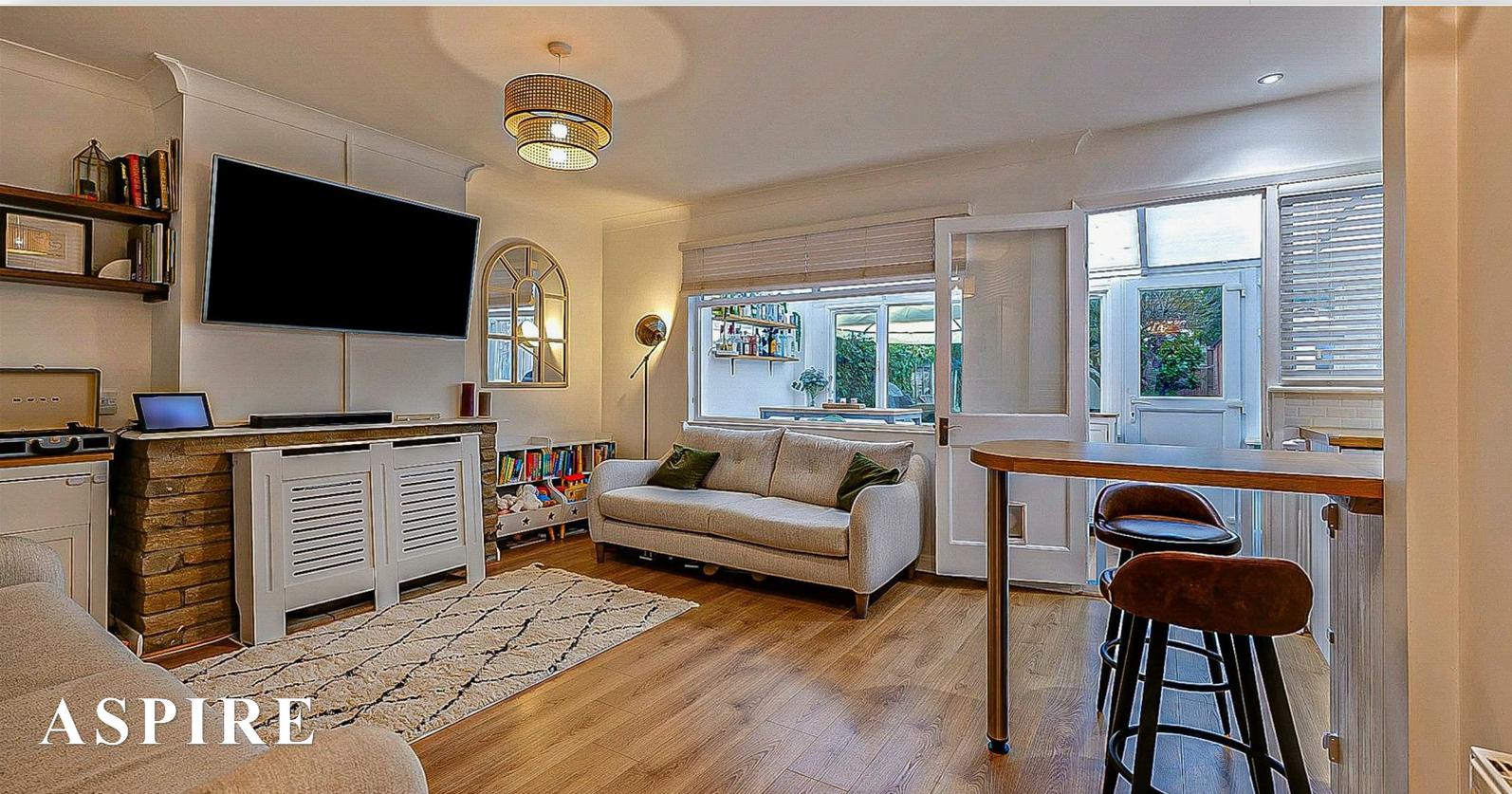


To arrange a viewing contact us  
today on 01268 777400



## Downesway, Benfleet Guide price £375,000

**\*\*GUIDE PRICE 375,000 - 400,000\*\***

This well-maintained two bedroom semi-detached bungalow offers comfortable, single-level living in a highly convenient location. The property is in good condition throughout and features a bright conservatory to the rear, providing additional living space with views over the garden.

Accommodation includes a spacious living room, fitted kitchen, two well-proportioned bedrooms and a modern shower room. Outside, the property benefits from a private driveway with parking for two vehicles and an enclosed rear garden.

Situated close to the High Road, the bungalow is within easy reach of local shops, amenities and well-regarded schools, making it an excellent choice for downsizers, first-time buyers or small families.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**ENTRANCE HALL**

**OPEN PLAN LOUNGE/DINER/KITCHEN**

20'5" x 13'11" (6.23 x 4.25)

**CONSERVATORY**

16'4" x 5'7" (4.98 x 1.74)

**MASTER BEDROOM**

10'9" x 11'2" (3.30 x 3.41)

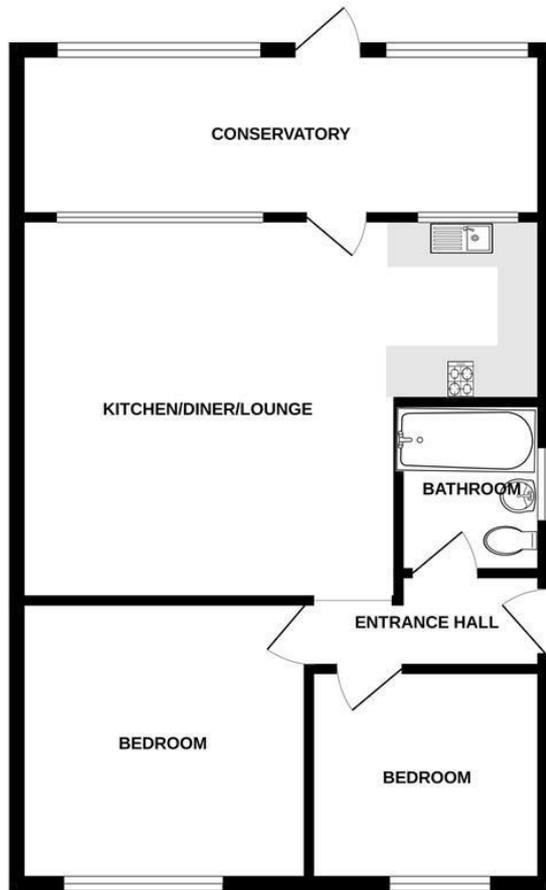
**BEDROOM TWO**

8'10" x 8'4" (2.71 x 2.55)

**GARDEN**

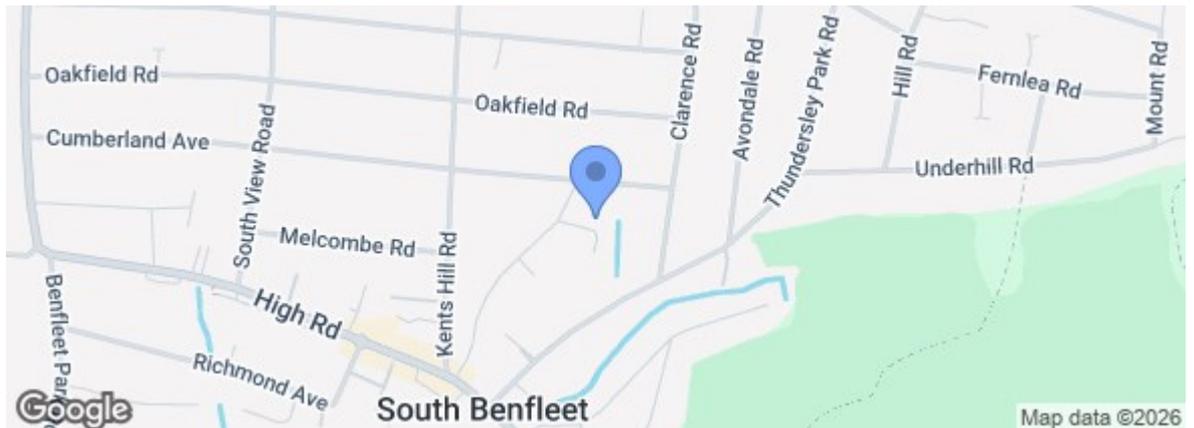
**DRIVEWAY**

GROUND FLOOR



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	42	
(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	



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.