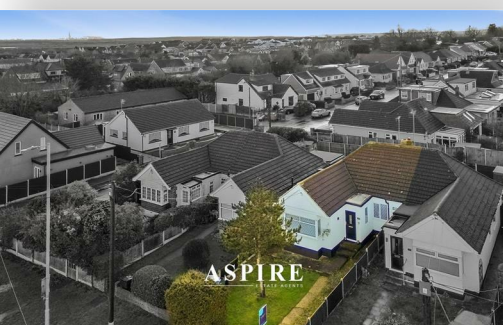


To arrange a viewing contact us
today on 01268 777400



High Road, Benfleet Guide price £325,000

****GUIDE PRICE 325,000 - 350,000****

Situated walking distance to schools, shops and transport links is this modern two bedroom semi-detached bungalow, presented to a high standard throughout and private parking to the rear.

This attractive home boasts a recently fitted contemporary kitchen and stylish modern bathroom, creating a fresh and move-in ready living space ideal for first-time buyers, downsizers or investors alike.

To the rear, the property enjoys a west-facing garden with rear access.

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ENTRANCE HALL

LOUNGE/DINER

18'9" x 11 (5.72m x 3.35m)

KITCHEN

9'7" x 7'6 (2.92m x 2.29m)

MASTER BEDROOM

14' x 10'8" (4.27m x 3.25m)

BEDROOM TWO

10'1" x 8' (3.07m x 2.44m)

BATHROOM

7'4" x 5'10 (2.24m x 1.78m)

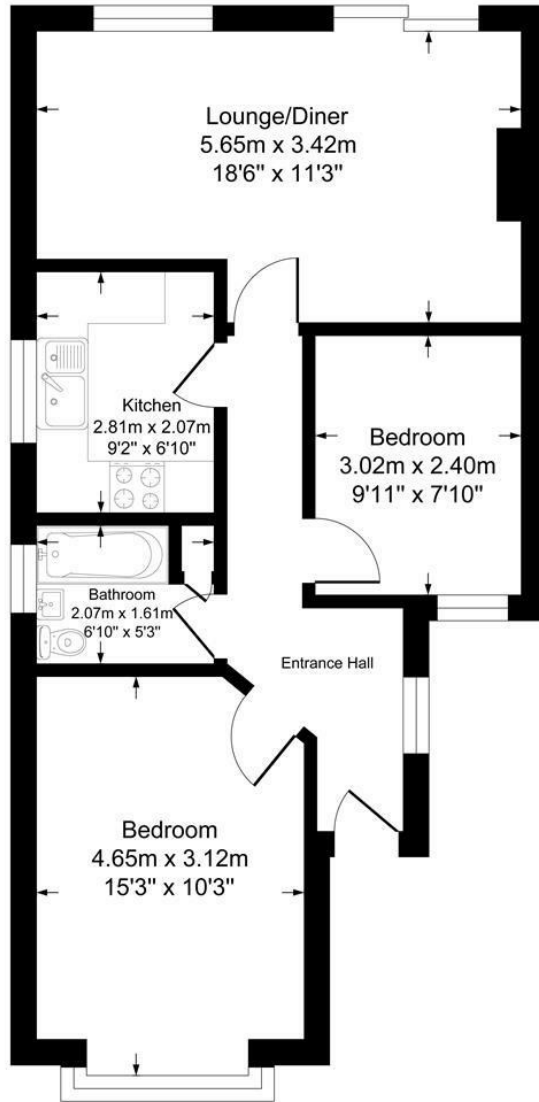
GARDEN WITH UNDERCOVER DECKING AREA

24'11" (7.62m)

PRIVATE PARKING TO REAR

523 High Road

Approximate Gross Internal Floor Area = 57.4 sq m / 618 sq ft



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.