

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



Roseberry Avenue, Benfleet Asking price £365,000

Aspire are delighted to present for sale this extended two double bedroom property, featuring a spacious kitchen/breakfast room, utility room, a home office with off-street parking, and a rear garden. Conveniently situated close to local shops, amenities, and bus routes, the property also offers easy access to the A13, providing direct links to the M25 and Central London. Early viewing is highly recommended to avoid disappointment.

Front Elevation

Block paved off street parking with access to garage.

Entrance Hallway

Ground Floor Bathroom

Lounge

14'11" x 11'7" (4.56 x 3.54)

Kitchen

11'4" x 9'4" (3.46 x 2.87)

Dining Area

12'8" x 8'6" (3.88 x 2.6)

Office / Study

9'6" x 7'9" (2.92 x 2.38)

Utility Room

7'0" x 6'4" (2.14 x 1.95)

First Floor Landing

Bedroom 1

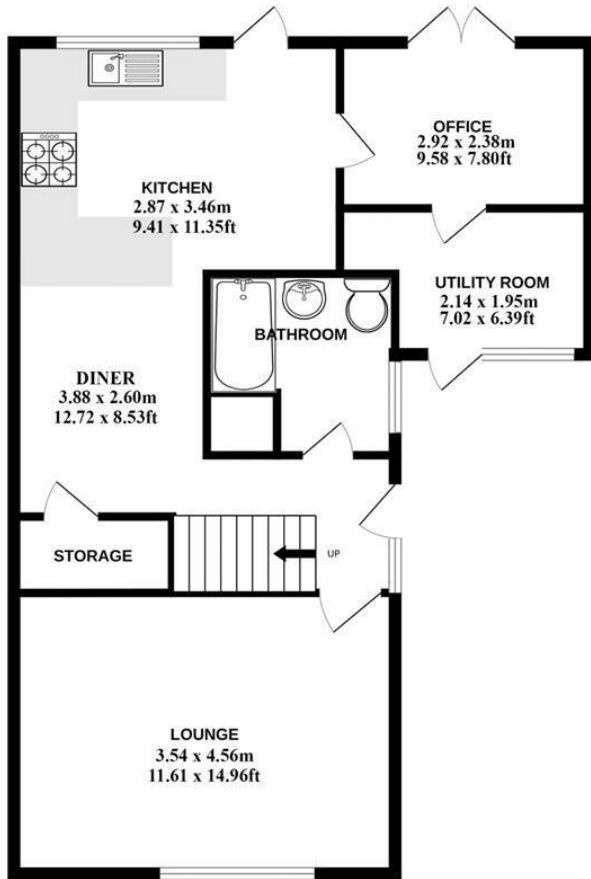
11'10" x 10'6" (3.62 x 3.21)

Bedroom 2

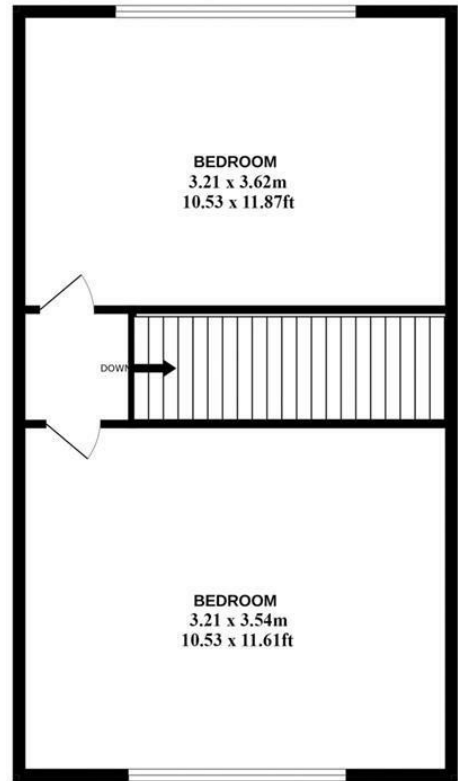
11'7" x 10'6" (3.54 x 3.21)

Rear Garden

GROUND FLOOR



1ST FLOOR



ASPIRE
ESTATE AGENTS
ROSEBERRY AVENUE
BENFLEET
↔ x2 ↔ x1

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			
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.