

**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

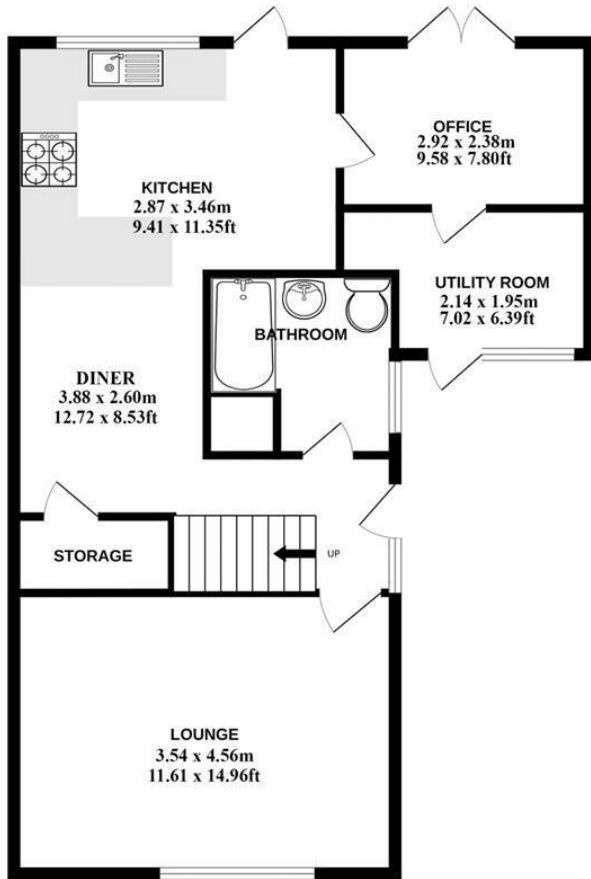
11'10" x 10'6" (3.62 x 3.21)

Bedroom 2

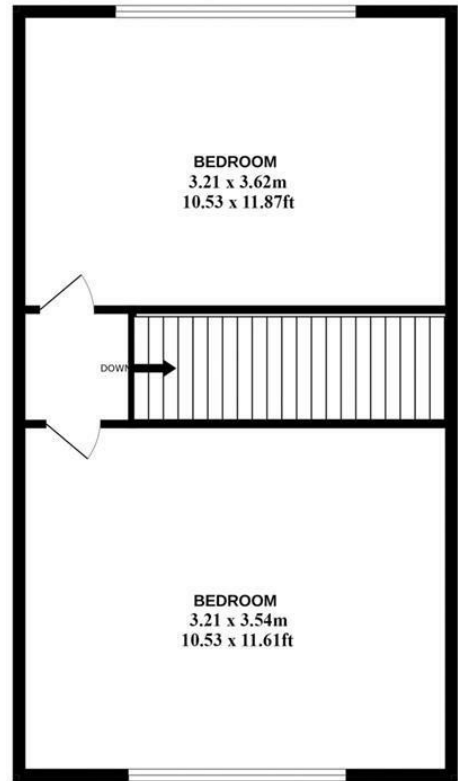
11'7" x 10'6" (3.54 x 3.21)

Rear Garden

GROUND FLOOR

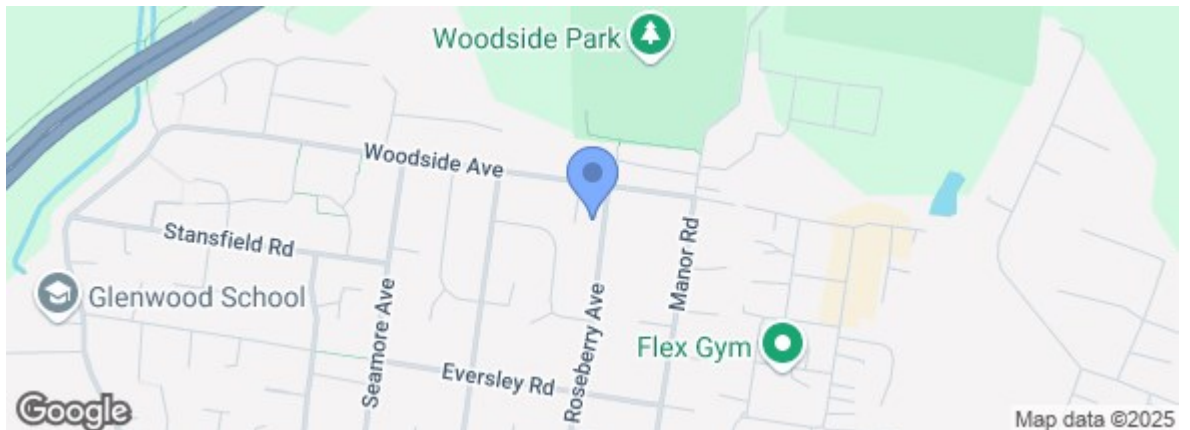


1ST FLOOR



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	



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