

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



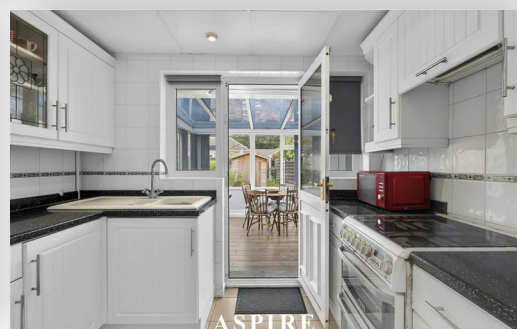
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Newton Park Road, Benfleet Guide price £375,000

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

Aspire are pleased to present this well-proportioned two-bedroom semi-detached bungalow, offering a practical single-storey layout, generous living space and the added benefit of a bright conservatory.

The property offers approximately 671 sq ft of internal accommodation and provides an excellent opportunity for buyers looking for comfortable, manageable living with scope to personalise over time.

A welcoming entrance leads into the heart of the home, where the lounge provides a generous main reception space with plenty of room for both relaxing and entertaining.

The separate kitchen is positioned alongside the conservatory, creating a practical connection between the main accommodation and the rear of the property. The conservatory adds valuable additional living space and could work perfectly as a dining area, reading room or relaxed second reception space overlooking the garden.

There are two well-proportioned bedrooms, with the principal bedroom offering particularly generous dimensions, alongside a shower room positioned conveniently between the sleeping accommodation and main living areas.

The bungalow's layout is straightforward, versatile and easy to manage, making it well suited to downsizers, first-time bungalow buyers or anyone looking for comfortable single-level living.

With two good-sized bedrooms, a spacious lounge, separate kitchen and useful conservatory, this is a home that offers a great balance of space and practicality and deserves to be viewed in person.

Lounge

4.63m x 3.64m

15'2" x 11'11"

Kitchen

2.75m x 2.32m

9'0" x 7'7"

Conservatory

3.43m x 2.97m

11'3" x 9'9"

Bedroom One

3.66m x 2.98m

12'0" x 9'9"

Bedroom Two

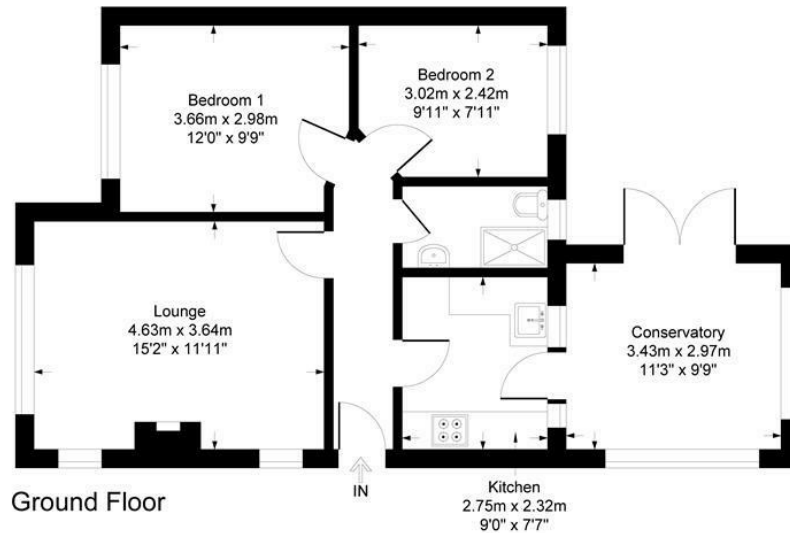
3.02m x 2.42m

9'11" x 7'11"

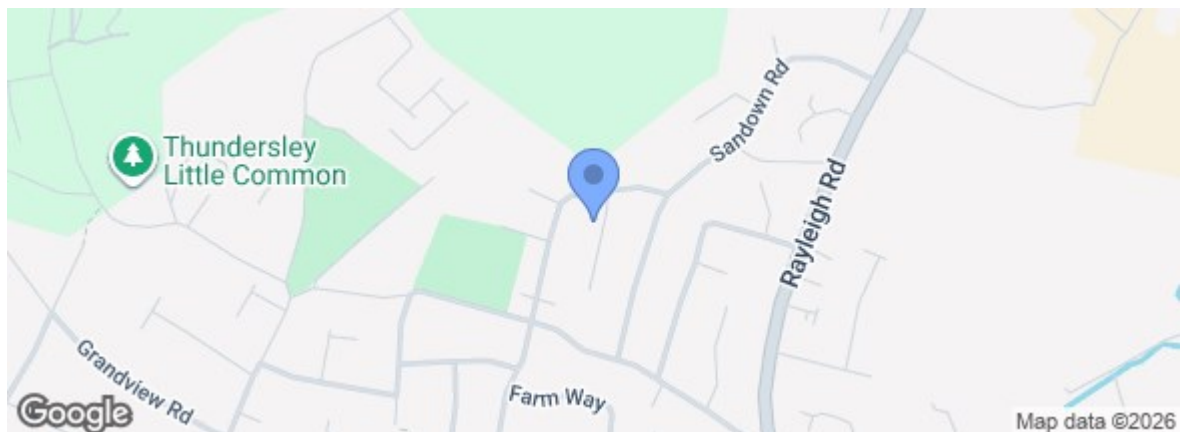
Shower Room

2 Newton Park

Approximate Gross Internal Floor Area = 62.3 sq m / 671 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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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