

# COUNTRYSIDE

## ESTATES



**105 Cumberland Avenue, Benfleet, SS7 5PB**

**£375,000 Freehold**

OFFERED WITH NO ONWARD CHAIN, 2 BEDROOM DETACHED BUNGALOW WITH APPROX 70' GARDEN.

Spacious Lounge/Diner, fitted kitchen/breakfast room, modern bathroom with shower. UPVC double glazed throughout, garage and off street parking. Situated in a convenient position within walking distance of bus services, doctors and shops.

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### Accommodation

Part glazed UPVC side entrance door with full height glazed panel to side, leading to

**L-Shaped Entrance Hall 15'9 x 10'1 max (4.80m x 3.07m max)**



Carpet, coved artex ceiling, radiator and power points. Airing cupboard and access to loft via hatch. Doors leading to:

**Lounge/Diner 20'0 x 12'5 (6.10m x 3.78m)**



Double aspect room with two UPVC double glazed windows to front and further high window to side. Feature Limestone fireplace with inset gas fire (not checked). Two radiators, coved and skimmed finish ceiling, TV and power points, obscure glazed door to entrance Hall.



**Kitchen/Breakfast Room 12'6 x 9'5 (3.81m x 2.87m)**



Fitted with a range of white base and wall units, ample worksurfaces with one and a half bowl stainless steel sink unit, brick style white tiled splashback. Matching curved breakfast bar, washing machine, fridge and freezer. Gas cooker with stainless steel extractor fan. Large wall cupboard concealing Vaillant Gas central heating boiler. Vinyl floor covering. UPVC half glazed door and UPVC window to side. Coved and skimmed finish ceiling with inset ceiling lights.



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**Bedroom One 12'10 x 10'10 (3.91m x 3.30m)**

**Bathroom/W.C 7'9 x 5'7 (2.36m x 1.70m)**

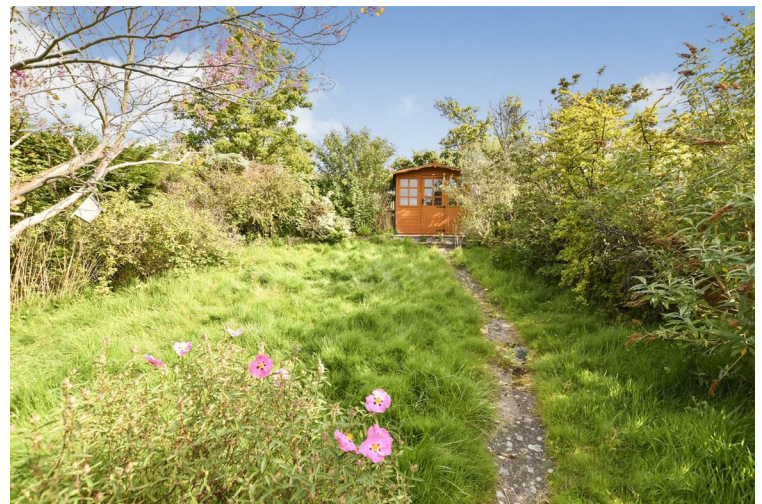


UPVC double glazed window to rear, carpet, coved artex ceiling, fitted wardrobes to one wall, radiator and power points.

Modern white suite comprising, close coupled dual flush W.C pedestal wash hand basin, paneled bath with shower over and glass shower screen, radiator. Fully tiled walls and floor, coved and artex ceiling, UPVC obscure window to side.

**Bedroom Two 12'2 x 8'9 (3.71m x 2.67m)**

**Garden approx 70' (approx 21.34m)**



UPVC double glazed window to rear, carpet, coved artex ceiling, radiator and power points.

Crazy paved patio with steps up to lawn area with established flower bed to side. Lawn with pathway to rear providing access to summer house.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(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	



Garage 15'8 x 7'9 (4.78m x 2.36m)

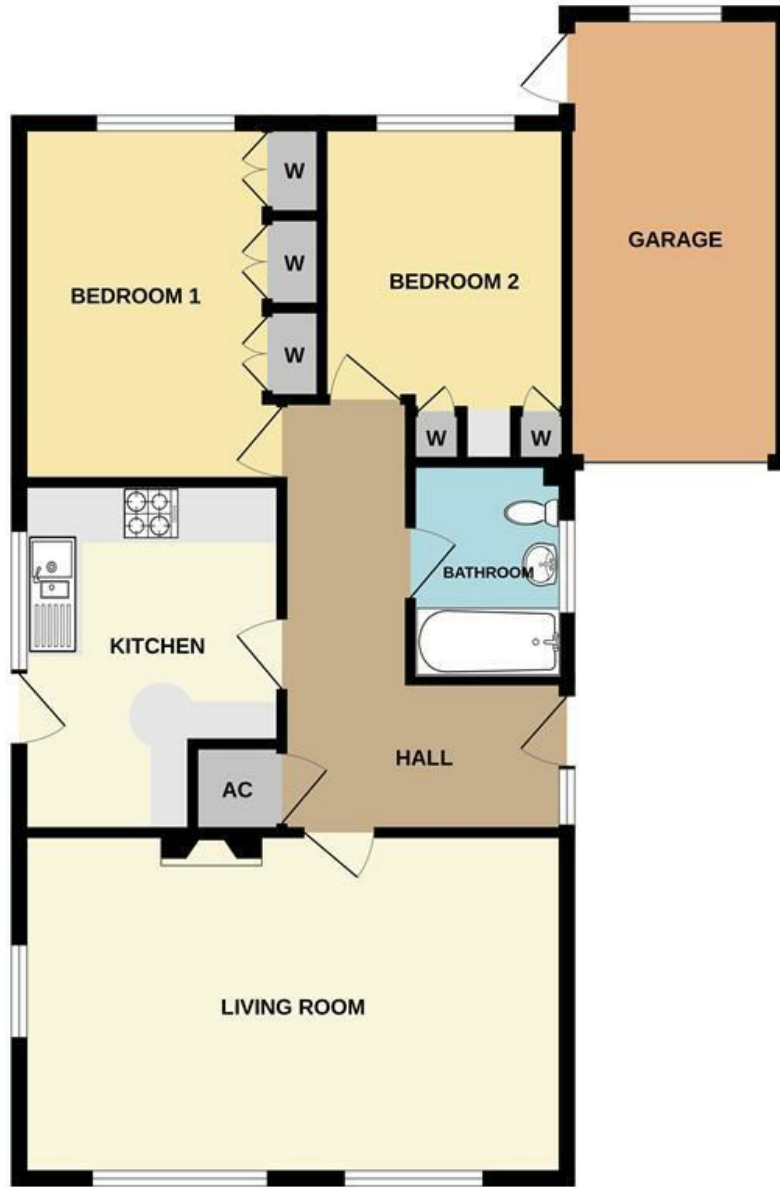


Up and over door, window and door to rear, power points and lighting.

**Front**

L-shaped with hard standing area providing off street parking and access to garage. Established walled flower bed to front and hedge.

Ground Floor  
863 sq.ft. (80.2 sq.m.) approx.



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TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.

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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