

COUNTRYSIDE

ESTATES



38 Cumberland Avenue, Benfleet, SS7 5NY

£335,000 Freehold

THIS SOUTH FACING TWO-BEDROOM BUNGALOW WITH APPROX 125FT REAR GARDEN offers good sized living accommodation comprising of a large lounge, kitchen, bathroom and two double bedrooms. This property also offers ample off street parking for four vehicles and is also a short walk from South Benfleet High Road shopping facilities.

NO ONWARD CHAIN!

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Entrance Hall

Hardwood front door to side aspect, carpet, radiator, power points. Access to insulated loft and conventional boiler.

Lounge 18'11" x 10'10" (5.77m x 3.30m)



Window and doors to rear aspect, carpet, fireplace and power points.



Kitchen 11'1" x 9'3" (3.38m x 2.82m)



Window and door and rear aspect, door to side aspect, tiled flooring, artex ceiling, base and eye level units with laminate worktops, electric hob with extractor over, one and a half sink with drainer and chrome mixer tap. separate grill and oven, dairy fridge and freezer, space for washing machine, power points.



Bedroom 1 11'8" x 10'11" (3.56m x 3.33m)



Window to front aspect, carpet, radiator, storage cupboard and power points.

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Bedroom 2 12'1" x 9'2" (3.68m x 2.79m)



Window to front aspect, carpet, radiator and power points.

Bathroom 6'8" x 6'0" (2.03m x 1.83m)

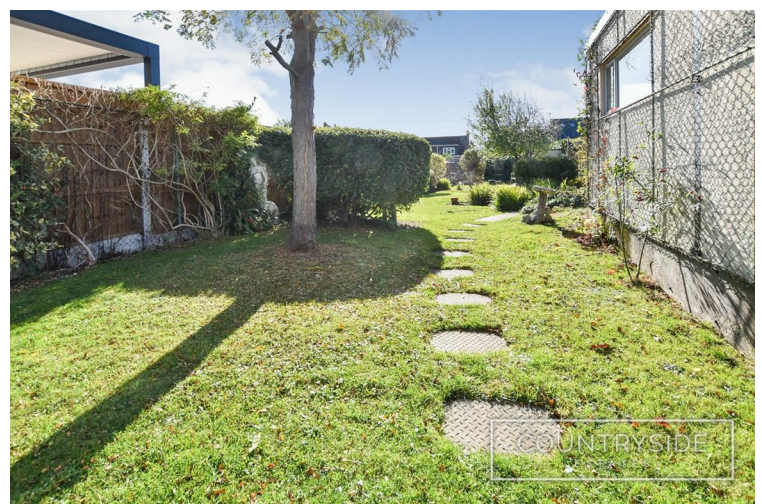


Window to side aspect, tiled flooring and partly tiled walls, panelled bath with chrome taps, pedestal sink with chrome taps, chrome heated towel rail, W/C and extractor fan.

Rear Garden approx 125' x 30' (approx 38.10m x 9.14m)



South facing garden comprising of patio, garage, shed, green house with the remainder laid to lawn. Side gate access and outdoor lighting.



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Front Garden



Block paved driveway with ample off street parking for four vehicles and wide side access, the remainder laid to lawn.

Garage 19'0" x 9'7" (5.79m x 2.92m)

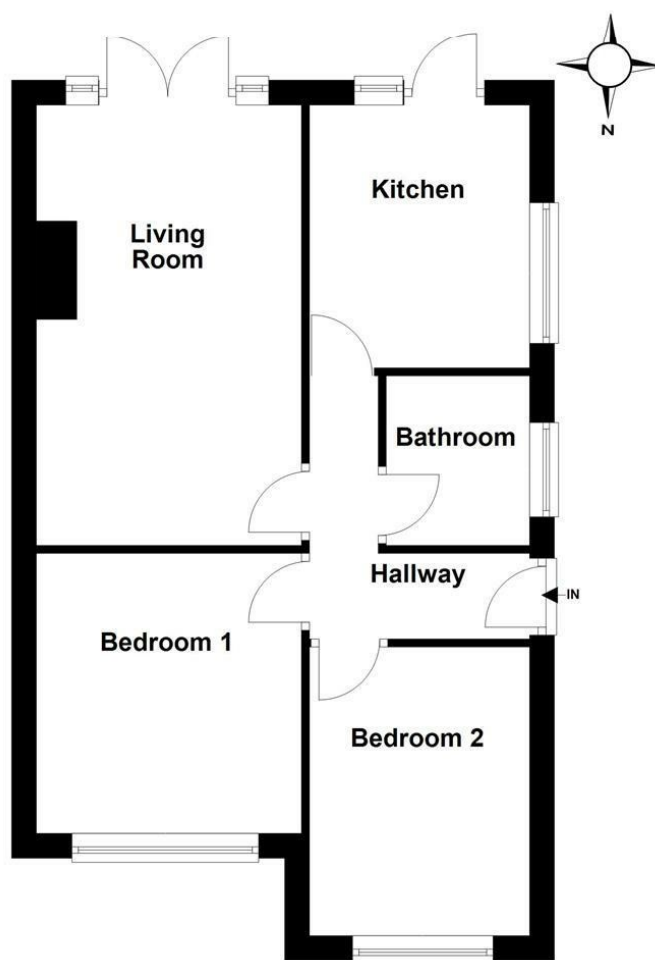
Council Tax
Band C

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		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



Total area: approx. 59.6 sq. metres (641.9 sq. feet)

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