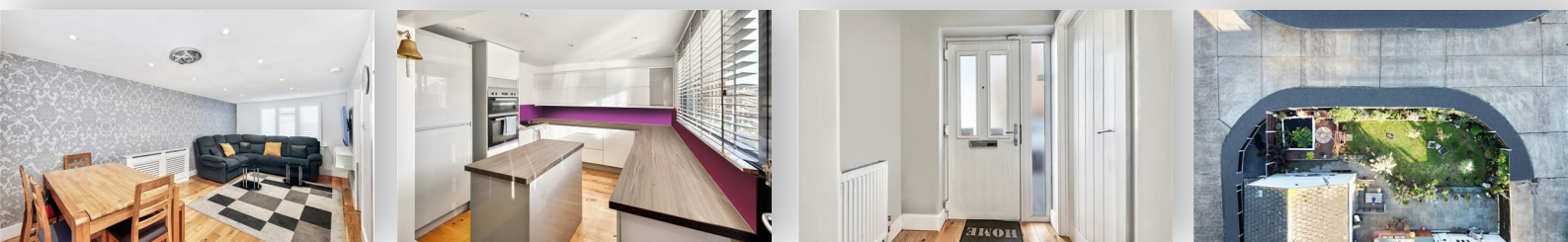


To arrange a viewing contact us
today on 01268 777400



First Avenue, Canvey Island Offers over £345,000

- THREE BEDROOM SEMI DETACHED HOUSE
- BI-FOLD DOOR ACCESS TO GARDEN
- FULLY ALARMED ALONGSIDE CCTV
- CLOSE TO LOCAL AMMENITIES
- POTENIAL TO EXSTEND
- DOWN STAIRS WC
- STUNNING REAR GARDEN
- OPEN PLAN LIVING
- GARAGE
- OFF STREET PARKING

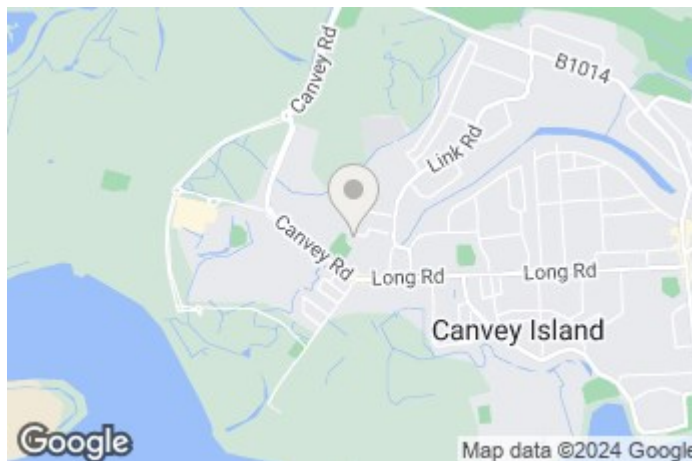
Aspire Estate Agents takes great pleasure in introducing this delightful semi-detached house situated in the highly desirable location of Canvey Island. This charming property offers a spacious and comfortable living environment, making it perfect for families, with convenient access to nearby schools and shops. Guide Price £345,000 to £365,000

Featuring three bedrooms, one bathroom, and an additional toilet, this home provides ample space for all your needs. The bedrooms are tastefully furnished, providing a cosy and peaceful ambience for a restful night's sleep. The bathroom is stylish and contemporary, equipped with all the necessary amenities for your convenience.

In addition, this property includes a garage space for secure parking, along with two open parking spaces to accommodate your guests or extra vehicles.

Designed to facilitate both entertaining and day-to-day living, this semi-detached house offers a well-thought-out layout with a seamless flow between the living areas, providing a warm and welcoming atmosphere. The modern fitted kitchen is situated towards the rear of the property, and the adjacent dining room features Bi-fold doors that open up to the stunning rear garden, bathed in sunlight from dawn till dusk.

The location of this property is truly unbeatable, situated in the sought-after Canvey Island area. You will have easy access to a range of amenities, including shops, schools, and transport links.



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			
(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.