

To arrange a viewing contact us
today on 01268 777400



Gainsborough Avenue, Canvey Island Guide price £400,000

VIEW THROUGH ASPIRE AND RECIEVE £250 TOWARDS YOUR SOLICITOR FEES ON COMPLETION. A truly outstanding three bedroom detached family home with the potential of converting the garage into a fourth bedroom which has been fully refurbished and presented to the highest of standards by the current owners, and ideally located within a short walking distance of recreational playing fields, and the seafront. Guide £400,000 to £425,000.

ENTRANCE

LOUNGE - 18'4 x 9'10

KITCHEN - 9'2 X 8'2

CONSERVATORY - 13'2 X 8'2

GARAGE/BEDROOM FOUR - 19'0 X 9'10

GROUND FLOOR W/C

LANDING

BEDROOM ONE - 12'3 X 12'2

BEDROOM TWO - 11'3 X 9'9

BEDROOM THREE - 9'6 X 8'6

BATHROOM

REAR GARDEN

FRONTAGE

Gainsborough Avenue

Approx. Gross Internal Area 109.3 Sq M (1176.1 Sq Ft)



Ground Floor



First Floor



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.