

To arrange a viewing contact us
today on 01268 777400



Craven Avenue, Canvey Island Guide price £290,000

Aspire Estate Agents are delighted to announce that Craven Avenue has served as the cherished abode of its current owners since 2018. Despite the brief duration, they've infused their unique touch and enhancements into the property. However, with a growing family and shifting personal circumstances, it's now time for them to seek new horizons. This presents an exciting opportunity for you to capitalize on this exceptional residence! Guide £290,000 to £300,000

Council Tax Band: C
Tenure: Freehold:

Measurements and other features

Lounge: 13'11 x 11'9
Kitchen: 10'10 x 8'4
Dining Room/Bedroom 3:12'6 x 8'9
Bedroom 1: 12'9 x 8'9
Bedroom 2: 9'9 x 7'4
Conservatory: 11 x 10'6
Bathroom

Accommodation:

You enter the home directly from the front, and pass through a storm porch and then into the lounge.

The lounge sets the standard for the sizes in the bungalow, and enjoys the view into the street. From the lounge there is access to the kitchen.

The kitchen provides a good amount of storage space, as well as plenty of work space, and then there is the oven, hob and hood which will remain. Tiling to the floor and walls mean this area is easy to keep clean and tidy. From the kitchen there is access to the garden and an open doorway to the inner hallway which provides access to the remainder of the accommodation.

There are two bedrooms in this section of the home, the first bedroom offers a view into the garden, and bedroom 2, originally the garage, has been added in the current owners time.

There is also a dining room, at the back of the home, a great spot for entertaining, but could also easily be utilised as a bedroom if you so wished.

.The bathroom, which is central to the home, has been renewed in the current owners occupation and offers a "P" shaped bath with shower screen and shower above, a vanity wash and basin with cupboards under and w.c. Heated towel rail to remain. Finished in contrasting complimentary ceramics.

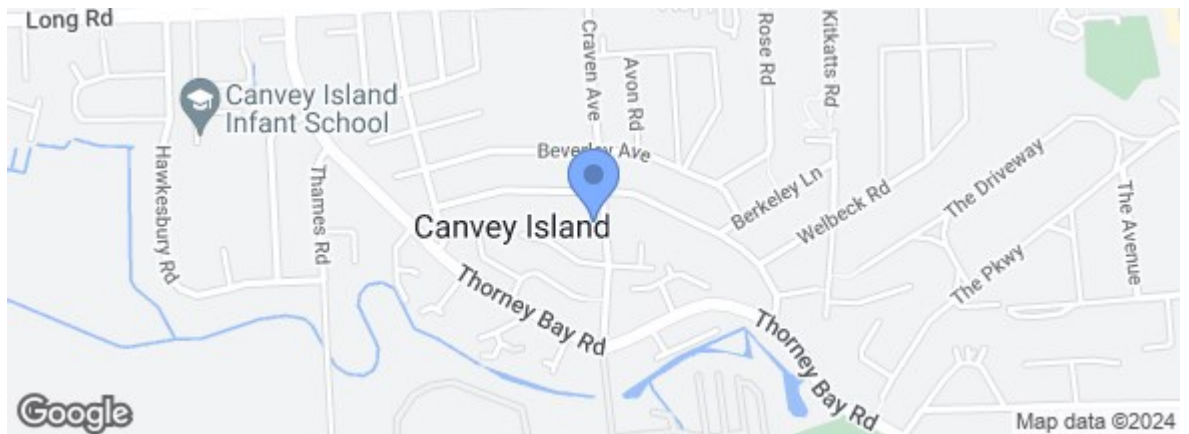
Completing the accommodation is a conservatory with views to three aspects

Ground Floor
Approx. 91.5 sq. metres (984.4 sq. feet)



Total area: approx. 91.5 sq. metres (984.4 sq. feet)
Craven Avenue

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	



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