

To arrange a viewing contact us
today on 01268 777400



St. Marks Road, Canvey Island Offers invited £350,000

Aspire Estate Agents proudly presents this outstanding three-bedroom end-terraced family home, occupying a wider-than-average corner plot. Ideally situated within easy reach of local bus routes, a supermarket, and various local amenities, this property also offers excellent access to and from the Island and Benfleet Railway Station.

Key features include an entrance porch leading to a welcoming entrance hall, a spacious lounge with a UPVC double-glazed conservatory, a separate dining room, a fitted kitchen, and a ground floor cloakroom. The first floor comprises three well-proportioned bedrooms and a three-piece family bathroom. The property further benefits from a southerly-facing patio and a lawned rear garden, as well as a brick block frontage providing off-street parking for three to four vehicles.

This property unquestionably warrants an internal inspection to fully appreciate all it has to offer.

Porch - The property is approached by a central UPVC double-glazed entrance door leading to the porch, two obscure double-glazed windows to the front and further part glazed UPVC entrance door leading to the entrance hall.

Hall - Radiator, dado rail, laminate wood flooring, coved and textured ceiling, stairs to one side connecting to the first floor accommodation and panel doors off to the accommodation.

Cloakroom - Obscure double-glazed window to the front, larger than average with low level w/c, wash hand basin inset to vanity unit below, laminate wood flooring, dado rail with half ceramic tiling below, textured ceiling.

Lounge - 4.93mx3.05m (16'2x10'9) - UPVC double-glazed French doors and matching windows leading directly onto the conservatory, radiator, dado rail, textured and coved ceiling, TV and power points. Laminate wood flooring.

Conservatory - 3.05m'2.13m (10'4x9'7) - UPVC double-glazed windows to three sides with UPVC double-glazed French doors to the side leading directly onto the garden, laminate wood flooring, power points, wall mounted electric radiator.

Kitchen - 3.86mx2.44m (12'8x8'3) - UPVC double-glazed window and further UPVC half double-glazed door overlooking and providing access onto the rear garden with stainless steel single drainer sink unit inset to a range of rolled edge working surfaces with white finished units at base and eye level, space for cooker, plumbing and space for washing machine and dishwasher, space for fridge and freezer, textured ceiling, ceramic tiling to the walls, laminate tiled flooring. Panel door leading to the dining room.

Dining Room - 5.38mx2.13m (17'8x7'7) - UPVC double-glazed window to the front, radiator, laminate wood flooring, textured and coved ceiling, panel door to storage cupboard.

First Floor Landing - Access to loft via hatch, dado rail, power point and panel doors leading off to the accommodation.

Bedroom One - 4.01mx2.54m (13'2x8'4) - UPVC double-glazed window to the rear, radiator, power points, coved and textured ceiling, storage cupboard.

Bedroom Two - 3.96mx3.15m ma (13'x10'4 max) -

Double-glazed window to the front, radiator, power points, coved and textured ceiling, storage cupboard.

Bedroom Three - 3.89mx3.25m (12'9x10'8) - UPVC double-glazed window to the rear, radiator, power points, coved and textured ceiling.

Bathroom - Obscure double-glazed window to the front, modern white suite comprising low level w/c, wash hand basin inset to vanity cupboards below, Pea style panel bath with shower and screening over, radiator, ceramic tiling to the walls, textured ceiling.

Front Garden - Being mainly brick block hard standing for off-street parking for three/four vehicles.

Rear Garden - As mentioned previously the property benefits from a Southerly facing rear garden commencing with paved patio area with the remainder being laid to lawn with fencing to the boundaries, external tap and light, garden extending to one side with timber shed to remain, further patio and concrete area with personal gate providing access to the front.

Ground Floor
Approx. 85.0 sq. metres (915.0 sq. feet)

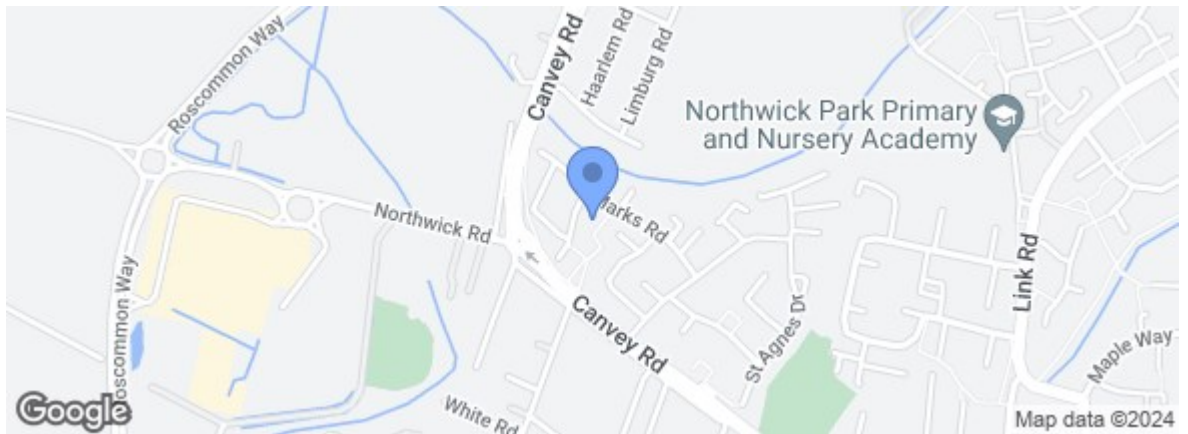


First Floor
Approx. 69.1 sq. metres (743.9 sq. feet)



Total area: approx. 154.1 sq. metres (1658.9 sq. feet)
St Marks Road

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.