

**To arrange a viewing contact us  
today on 01268 777400**



ASPIRE



ASPIRE

## **Atherstone Road, Canvey Island Offers in the region of £250 000**

Aspire proudly presents this charming three-bedroom semi-detached home, perfectly positioned for those who crave both convenience and coastal living. Located just a short stroll from the seafront and bustling high street, this property offers the best of both worlds. Featuring a spacious double garage, this home is ideal for families or anyone seeking ample storage and parking.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **ENTERANCE/LOBBY**

Textured Ceiling with overhead lighting, UPVC Double glazed obscured front door with side panels, Radiator, wood effect flooring.

Doors leading to:

## **LOUNGE**

Textured ceiling with over head lighting, UPVC Front Aspect UPVC double glazed windows radiator with fireplace and carpeted floor.

## **KITCHEN/DINER**

Kitchen: Ceiling tiles, upper and lower storage units, UPVC double glazed side and rear windows, UPVC double glazed obscured rear doors, sink drainer, radiator tiles flooring.

Dining: textured ceiling with overhead lighting, a number of upper and lower storage units wood flooring.

## **DOWNSTAIRS WC**

Textured ceiling with over head lighting, UPVC double glazed obscured side window, wash basin with storage unit, storage cupboard, WC, radiator, wood effect flooring.

## **LANDING**

Textured ceiling with over head lighting, wallpapered walls and carpeted flooring.

Door Leading:

## **BEDROOM ONE**

Textured ceiling with overhead lighting, floor to ceiling fitted wardrobes, UPVC double glazed rear window, radiator and carpet flooring.

## **BEDROOM TWO**

Textured ceiling with overhead lighting, fitted wardrobes, storage, UPVC double glazed front window, radiator and carpeted flooring.

## **BEDROOM THREE**

Textured ceiling with overhead lighting, UPVC double glazed front window, radiator carpeted flooring.

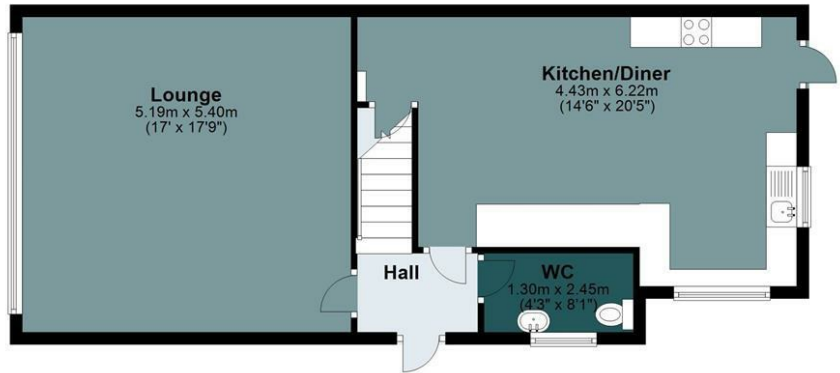
## **BATHROOM**

overhead lighting, UPVC double glazed obscured rear window, shower and bath unit, wash basin. floor to ceiling tiled and wood effect flooring.

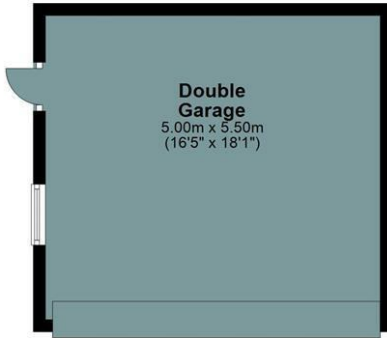
## **GARAGE**

Double garage with electric door, lighting and recently been rewired, UPVC double glazed French door.

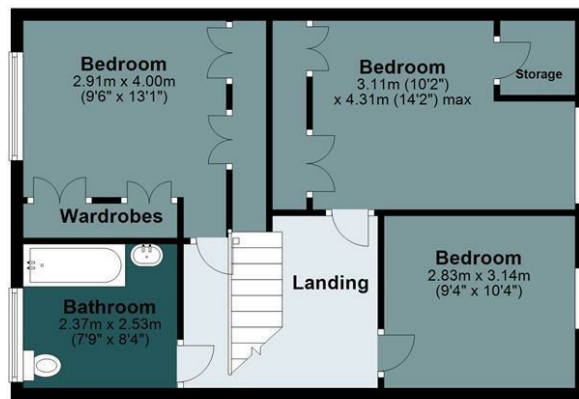
**Ground Floor**  
Approx. 64.0 sq. metres (688.5 sq. feet)



**Garage**  
Approx. 27.5 sq. metres (296.0 sq. feet)



**First Floor**  
Approx. 57.2 sq. metres (615.4 sq. feet)



Total area: approx. 148.6 sq. metres (1599.9 sq. feet)  
**Atherstone road, Canvey**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.