



Rosberg Road, Canvey Island, Essex, SS8 8JZ

2 bedroom first floor flat / £175,000 / t. 01702 555888





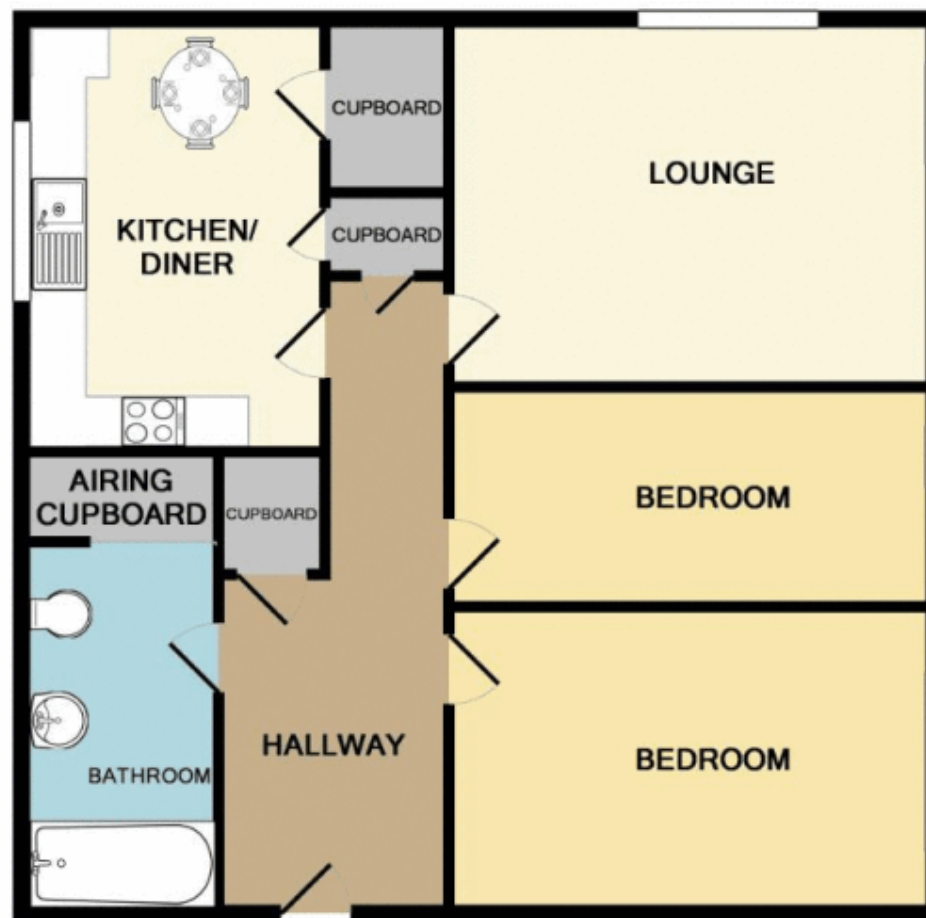
Offered with no onward chain in this popular location is this good size **two bedroom** first floor flat. Accommodation includes generous size lounge, well fitted kitchen/diner and a three piece bathroom suite together with garden space, storage unit and communal parking.

Situated in this convenient location within Canvey Island, a short distance from local shops, amenities and schools whilst also being a short drive from Benfleet mainline station with direct links into London Fenchurch Street. Call now to book your viewing.

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TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Highlights

- / Two Bedroom First Floor Flat
- / No Onward Chain
- / Well Fitted Kitchen/Diner
- / Communal Parking
- / Garden
- / Ample Storage
- / Good Size Lounge
- / Convenient Location For Local Amenities & Shops
- / Short Drive To Benfleet Station
- / Viewings Advised

### Entrance door opening to:

#### Entrance Hall \

Fitted carpet, radiator, power points, thermostat control, storage cupboard, doors to accommodation off.

#### Lounge 13'3 x 10'10 \

Fitted carpet, power points, double glazed windows to side and rear, T.V point, radiator.

#### Kitchen 12'6 x 8'8 \

Stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker, space and plumbing for washing machine, space for fridge/freezer, power points, wood effect flooring, radiator.

#### Bedroom One 13'7 x 8'7 \

Fitted carpet, power points, radiator, double glazed window to side.

#### Bedroom Two 13'10 x 5'8 \

Double glazed window to side, radiator, fitted carpet, power points.

#### Bathroom \

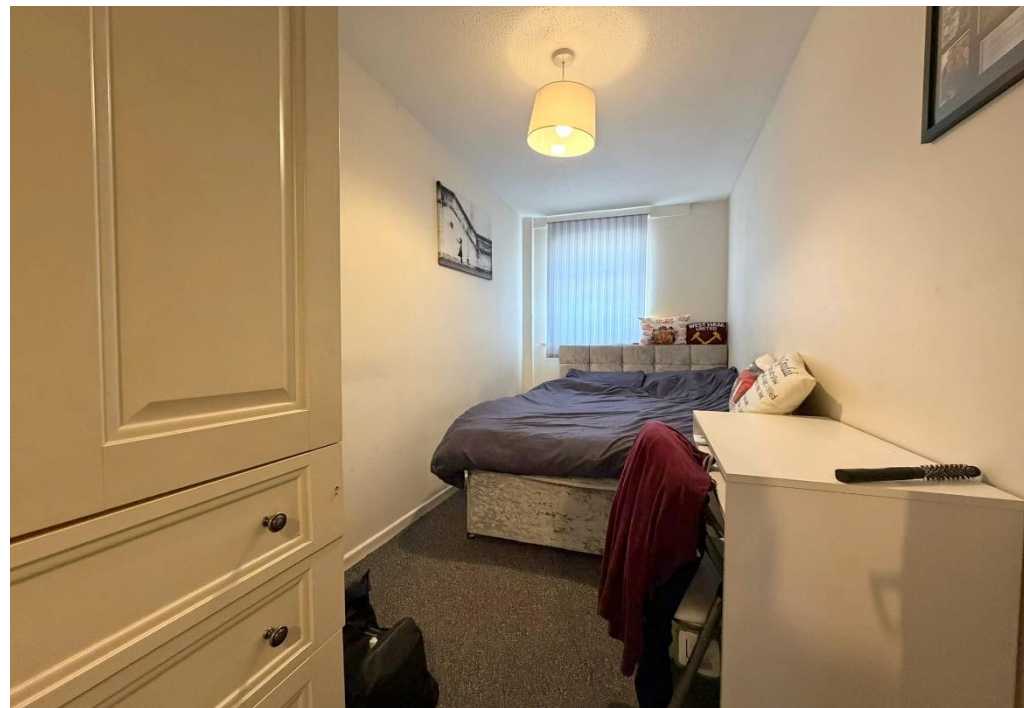
Three piece suite comprising panelled bath with shower attachment, low flush WC, pedestal wash basin with chrome mixer tap, wood effect flooring, partly tiled walls, cupboard housing boiler.

#### Outside \

We understand there is a garden area and storage unit.

#### Lease Info \

125 years from 4 June 1990 therefore having approximately 90 years remaining.



#### PLEASE NOTE:-

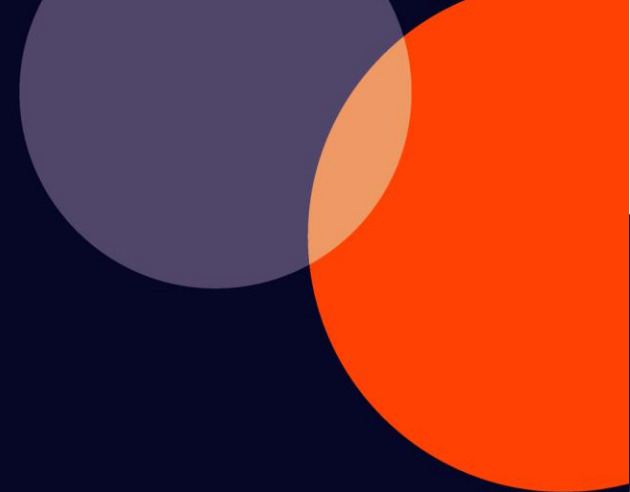
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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