



\* £400,000- £425,000 \* Welcome to this charming detached modern home located on Gainsborough Avenue in the picturesque Canvey Island. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. The generously sized lounge is ideal for relaxing or entertaining guests and leads onto a lovely brick-based conservatory, offering a seamless indoor-outdoor living experience. One of the highlights of this property is the stunning four-piece bathroom, providing a touch of luxury to your daily routine. The landscaped rear garden is a tranquil oasis where you can unwind and enjoy the outdoors in privacy. Situated close to local shops and the beautiful beachfront, this home offers the perfect blend of convenience and coastal living. Don't miss the opportunity to make this delightful property your own and experience the best of what Canvey Island has to offer.

- Detached family house
- Three to four bedrooms
- Contemporary fully fitted kitchen
- Potential to further convert garage
- Leigh Beck Infant and Nursery catchment
- Excellent modern condition throughout
- Generously sized lounge with an additional brick based conservatory
- Driveway for two large vehicles and an attached garage
- Close to local amenities
- Motivated seller that has found

## Gainsborough Avenue

Canvey Island

**£400,000**

Price Guide



# Gainsborough Avenue



## Frontage

Driveway for at least two large vehicles, access to the garage, side access to the rear garden, access to:

## Hallway

7'8" x 5'10"

Carpeted stairs to the first floor with understairs storage, smooth coved ceiling, obscured leadlight double glazed windows to the front, composite entrance door to the front, radiator, tiled floor, door to:

## Kitchen

8'9" x 7'10"

Smooth coved ceiling with inset spotlights, leadlight double glazed windows to the front bay, modern white gloss kitchen comprising of; wall and base level units with a wooden worktop, ceramic 1.5 sink and drainer, integrated oven with a four ring hob and an extractor fan above, integrated dishwasher, integrated fridge, tiled splashbacks, tiled floor, chrome vertical radiator.

## Downstairs W/C

9'1" x 2'6"

Smooth coved ceiling, obscured leadlight double glazed windows to the side, low level w/c, vanity unit wash basin, part tiled walls, tiled floor.

## Lounge

18'1" x 9'10" > 8'3"

Smooth coved ceiling, double glazed windows to the rear, double glazed French doors to the rear leading out to the conservatory, two radiators, fully tiled floor.

## Brick Based Conservatory

14'1" x 7'11"

Double glazed windows to the rear and sides, radiator, laminate flooring, cat flap, double glazed French doors to the rear leading out to the garden.

## Rear Garden

Commences with a patio area with the remainder artificial lawn with tree and shrub borders, composite raised decking area, side access to the front drive, outside tap, outside power points, access to the rear of the garage.

## First Floor Landing

Smooth coved ceiling with a loft hatch, double glazed windows to the rear, airing cupboard, carpet.

## Bedroom One

12'0" x 11'7"

Leadlight double glazed windows to the front, smooth coved ceiling with inset spotlighting, radiator, carpet.

## Bedroom Two

11'3" x 8'9"

Smooth coved ceiling, leadlight double glazed windows to the front, large built in storage cupboard, radiator, carpet.

## Bedroom Three

8'9" x 8'1"

Smooth coved ceiling, double glazed windows to the rear overlooking the garden, radiator, carpet.

## Family Bathroom

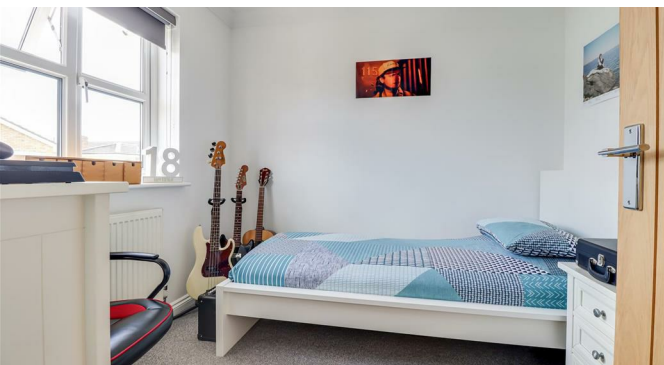
11'7" > 8'11" x 5'10"

Smooth coved ceiling with inset spotlights and speakers, obscured double glazed windows to the rear, panelled bath with a shower attachment, low level w/c, vanity unit wash basin, tiled shower cubicle area, chrome heated towel rail, part tiled walls, tiled floor, extractor fan.

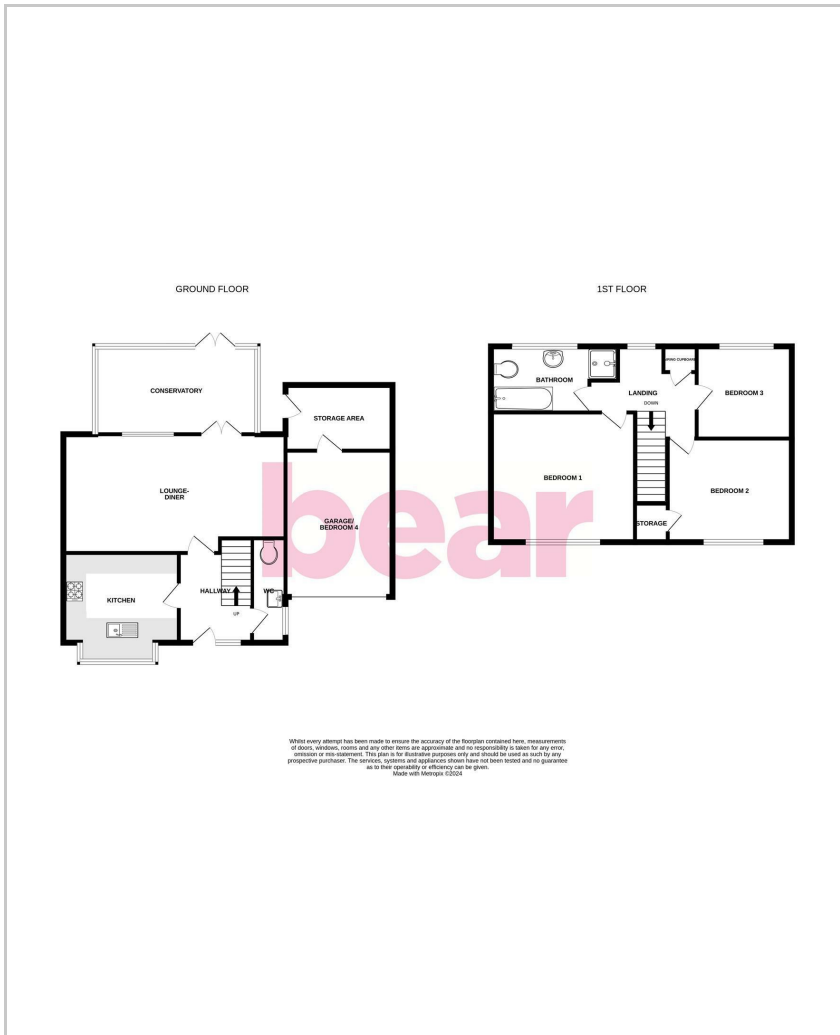
## Attached Garage/Bedroom Four

14'6" x 7'7" (not including store room)

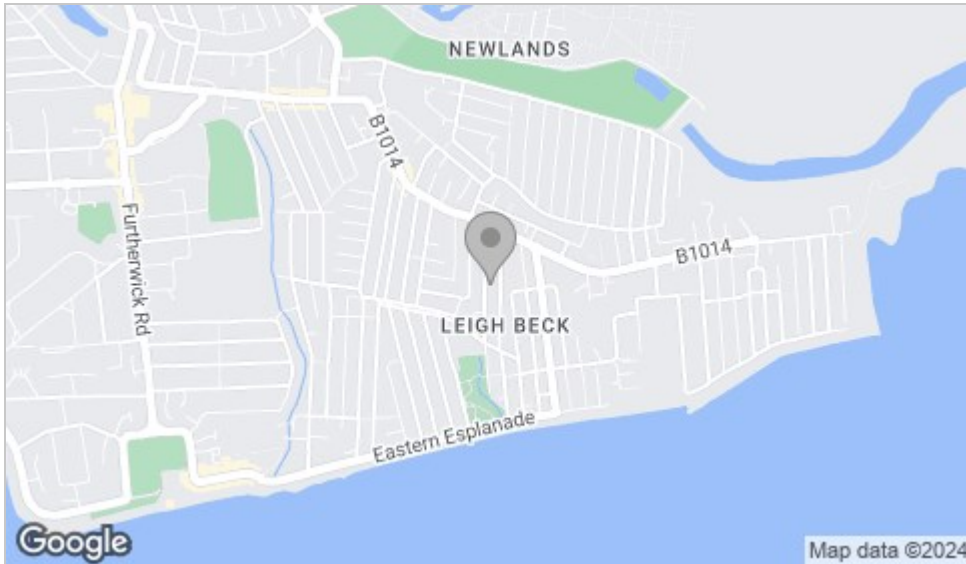
Power and light, electric roller shutter door to the front, laminate flooring, door to the rear leading into the storage room.



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		