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£350,000**

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** Outstanding deceptively spacious Three Bedroom, Three reception Semi Detached Family Home situated in a sought after location close to Canvey Sea Front & Canvey Town Centre
 ** No Onward Chain & Viewing Highly Recommended
 ** Superb Dining Room
 ** Superb Lounge with direct access onto the Sun Lounge
 ** Outstanding modern Kitchen
 ** Three well proportioned Bedrooms to the first floor
 ** Three Piece family bathroom & Ground Floor Cloakroom
 ** Huge Loft Room
 ** Off Street Parking
 ** Gas Fired Central Heating & UPVC double glazed windows & Doors throughout

Hallway

UPVC entrance door to side with obscure double glazed insets, giving access to a spacious hallway, coved flat plastered ceiling, two further obscure UPVC double glazed windows next to the entrance door, UPVC privacy screen, radiator, stairs to first-floor accommodation and doors off to the remainder of the accommodation, carpet

Ground floor Cloakroom



Coved flat plastered ceiling, obscured UPVC double glazed window to the side, feature wallpaper decoration, radiator, sink with chrome mixer taps inset to a modern white gloss vanity unit with chrome handles which also incorporates push flush wc, tiling to splash back areas, tiling to floor

Lounge 13'3 x 10'6 (4.04m x 3.20m)



Elegant lounge with flat plastered ceiling, opening to sun lounge, radiator, feature wallpaper decoration, carpet.



Sun Lounge 15'11 x 6'2 (4.85m x 1.88m)



Excellent addition to the property which has a flat plastered ceiling with inset spotlights, large UPVC double-glazed sliding patio doors giving access to the garden, plus further obscure UPVC double-glazed window to side, radiator, feature wallpaper decoration to one wall, wood flooring



Dining Room 16'9 x 9'9 (5.11m x 2.97m)



Again an excellent room that could be utilised as a second lounge if required, flat plastered ceiling, UPVC double-glazed window to the front, two further UPVC double-glazed windows to the side, radiator, feature fireplace, carpet, opening to kitchen.



Kitchen/Breakfast Room 16'5 x 7'8 (5.00m x 2.34m)



Another outstanding room which has a flat plastered ceiling, UPVC double glazed window to the front, door to store/utility cupboard which has plumbing for washing machine , modern cream gloss units at base and eye level with matching drawers all with chrome handles, wine rack , rolled top work surfaces over incorporating enamel sink and drainer with chrome mixer taps, range style cooker with extractor over, built in dishwasher all to remain , space for fridge freezer, wood flooring.

First Floor Landing

Coved flat plastered ceiling with loft access with pull down ladder giving access to loft room , doors off to the remainder of the accommodation, carpet.

Bedroom One 12' x 10'7 (3.66m x 3.23m)



Outstanding double bedroom, coved flat plastered ceiling, UPVC double glazed window to rear, radiator, feature wallpaper decoration to walls, built-in wardrobes to one wall, carpet.

Bedroom Two 12'11 into wardrobes x 10'8 (3.94m into wardrobes x 3.25m)



Further good size double bedroom, textured ceiling, UPVC double glazed window to the front, built-in cupboard, radiator, sliding mirrored wardrobes, wallpaper decoration to two walls, carpet.

Bedroom Three 9'10 x 7'2 (3.00m x 2.18m)



Further good sized bedroom, coved textured ceiling, UPVC double glazed window to front, wallpaper decoration, radiator, carpet

First Floor Bathroom



Textured ceiling, obscured UPVC double glazed window to rear, attractive modern tiling to walls and floor, chrome heated towel rail, modern three piece white suite comprising push flush wc, sink into white gloss vanity

cupboard with chrome mixer taps, 'P' shaped panelled bath with chrome mixer taps, shower attachment and glass shower screen.



Loft Room 18'4 x 7'6 (5.59m x 2.29m)



An excellent room which has a textured ceiling, UPVC double glazed window to the side, feature wallpaper decoration to one wall, boiler, carpet.

Exterior

Front Garden

Block paved driveway providing off-street parking, Brick wall to one boundary.

Rear Garden



Large decked patio area with plenty of room to accommodate an outside table and chairs, artificial lawn with barked area, fencing to boundaries , gate to side, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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