



50 First Avenue

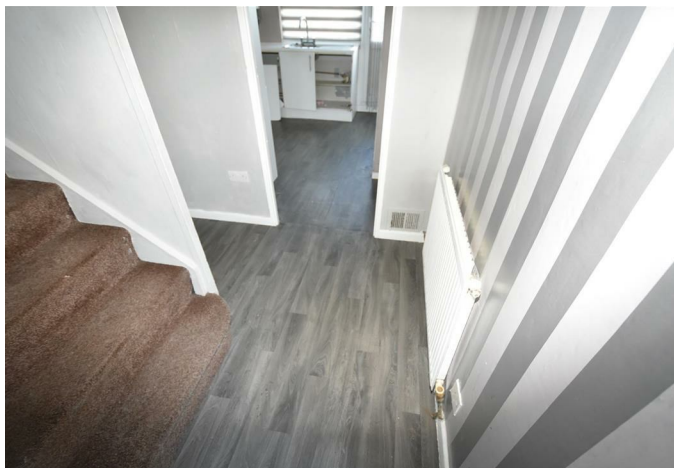
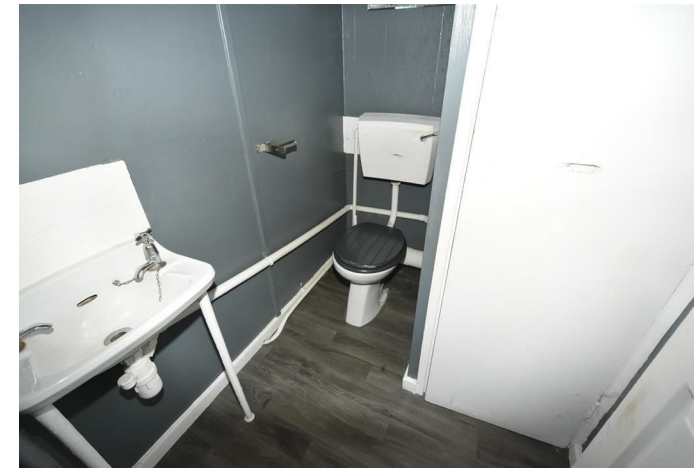


**50 First Avenue
Canvey Island
Essex
SS8 9LP**

£225,000



Located off of Link Road is this good-sized three-bed terraced house, offered for sale with no onward chain; keys are held for accompanied viewings. The accommodation includes a good size, with a lounge to one side and a kitchen to the rear. Completing the ground floor accommodation is the cloakroom. On the first floor are three well-proportioned bedrooms together with a bathroom. There is double glazed windows and gas-fired central heating. Externally, the garden is larger than average; there is the potential for parking to the rear and also a larger than-average garage to the back of the property, which is accessed via a service road.



Hall

Entrance door into the hall with stairs connecting to the first floor, doors opening through to the kitchen, lounge and cloakroom, stairs connecting to the first floor.

Cloakroom

Low-level wc and wash hand basin, double-glazed window to front, storage cupboard.

Lounge

21'7 x 10'8 (6.58m x 3.25m)

A good size through lounge, radiator, coving to ceiling. Double-glazed window to front and rear elevations.

Kitchen

10'10 x 9'9 (3.30m x 2.97m)

With units at base and eye level, worksurfaces with inset sink, inset ceramic hob (not tested) with overhead extractor (not tested) double glazed window and door connecting to the rear.

First floor landing

With loft access. doors off to the first-floor accommodation.

Bedroom One

13'11 x 10'10 (4.24m x 3.30m)

Double glazed to the rear, radiator, textured ceiling.

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

Double glazed window to rear, radiator

Bedroom Three

10'10 x 7'4 (3.30m x 2.24m)

A good size third bedroom, double glazed window to front, radiator.

Bathroom

A three-piece suite comprising wall wall-mounted wash hand basin, bath with shower screen and wall-mounted shower (not tested), low-level WC, high-level double glazed window to the front elevation

Externally

The front is retained by low level fencing.

Rear garden

Larger than average, fenced to boundaries, potential for off-street parking if needed and access to the garage.

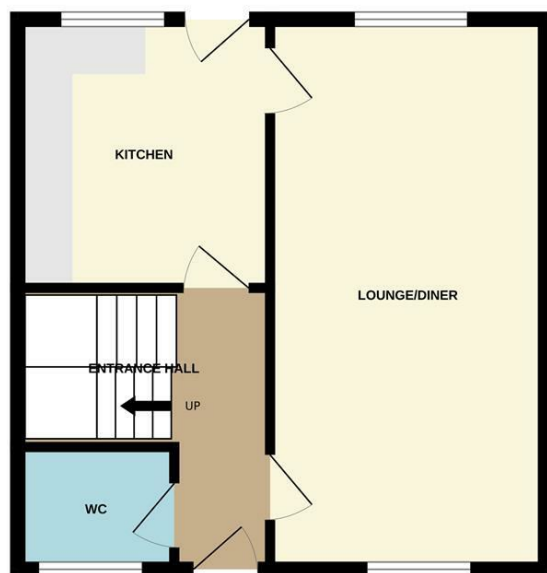
Garage

Up and over door and rear personal door.

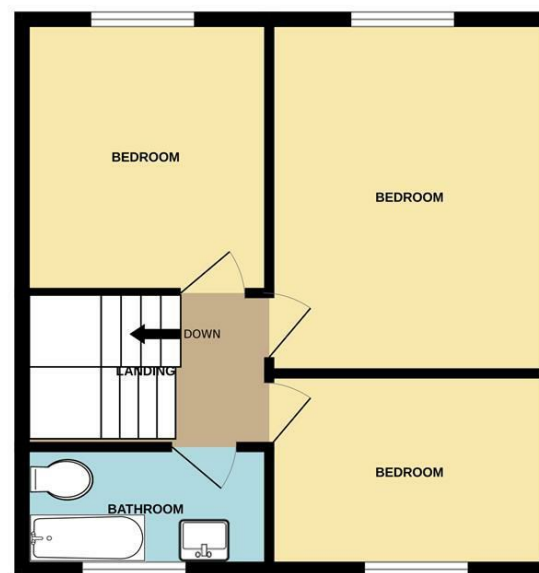
PLEASE NOTE: The property is of concrete construction (Selleck Nicholls rationalised concrete) and must be verified with a mortgage lender that it is within there lending criteria
EPC Rating C 73



GROUND FLOOR



1ST FLOOR



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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