



6 Gainsborough Avenue



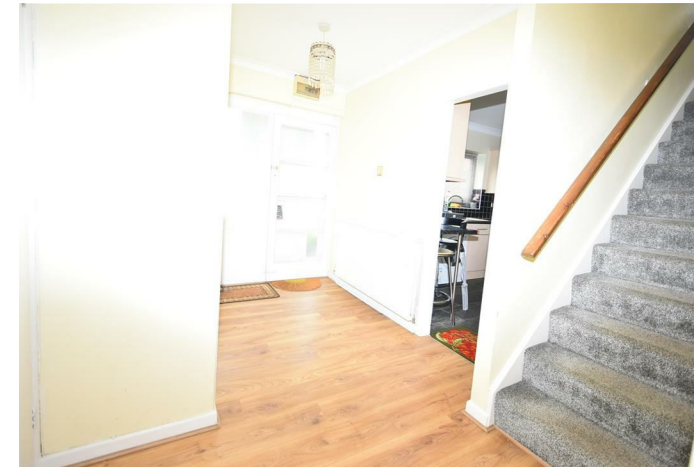
6 Gainsborough Avenue Canvey Island Essex SS8 7LT

£300,000



This attractive three-bedroom end-terraced family home is ideally located in a popular central area, close to local recreational playing fields and the seafront. It is also within easy reach of local shops and amenities. The property features an entrance porch connecting to an entrance hall with a ground-floor cloakroom. A spacious lounge/diner to the rear has a UPVC double-glazed lean-to-style conservatory. Additionally, a modern fitted kitchen has an oven, hob, and extractor. The first floor comprises three good-sized bedrooms, and the accommodation is completed by a spacious three-piece bathroom.

The property benefits from most UPVC double glazing and gas heating via radiators. It also has a low-maintenance brick block rear garden and a garage in a nearby block. Viewing is strongly advised.



Porch

A central UPVC entrance door leads to the porch, which has obscure double-glazed windows to the sides and front, power points, and a further glazed door leading to the main hall.

Hall

There is an obscure glazed window to the front, parquet-style flooring, stairs to the first floor, radiator, storage cupboard, telephone point, and power points. Panel doors lead off to the accommodation.

Cloakroom

There is an obscure glazed window to the front. The suite comprises a low-level w/c, pedestal wash hand basin, complementary ceramic tiling to the floor, and half tiling to the walls.

Lounge/Diner

21'5x10'9 (6.53mx3.28m)

To the rear of the width of the property, there is an UPVC double-glazed window to the side and rear elevation, a further glazed window to the rear, and a part-glazed door leading to the lean-to style conservatory. Coved to flat plastered ceiling, two radiators, parquet flooring to the dining area, TV and power points.

Lean-to/Conservatory

12'5x6'3 (3.78mx1.91m)

UPVC double-glazed windows to the rear and both sides, French double-glazed doors providing access to the rear garden, laminate wood flooring, radiator, and power points.

Kitchen

11'4x8'3 (3.45mx2.51m)

UPVC double-glazed window to the front elevation and matching

obscure UPVC double-glazed door providing access to the side. Single drainer stainless steel sink unit inset to a range of rolled edge work surfaces to two sides with light finished units at base and eye-level, one glazed display cabinet, inset four ring gas hob with matching oven below and stainless steel extractor canopy over to remain, plumbing and space for washing machine, complimentary tiled splashback, coved to flat plastered ceiling, laminate flooring, recessed under the stair area currently providing storage and housing the fridge/freezer—power points.

First Floor Landing

UPVC double-glazed window to the side, cupboard housing wall-mounted boiler, coved to flat plastered ceiling, two loft hatches, panel doors off to the accommodation.

Bedroom One

12'x10'9 (3.66mx3.28m)

UPVC double-glazed window to the rear, radiator, power points, coved to flat plastered ceiling, natural finished floorboards.

Bedroom Two

11'5x9'7 plus door recess (3.48mx2.92m plus door recess)

UPVC double-glazed window to the front, radiator, power points, laminate wood flooring, and coved to flat plastered ceiling.

Bedroom Three

9'10x7'8 (3.00mx2.34m)

A particularly good-sized third bedroom with an UPVC double-glazed window to the rear, radiator, and power points is coved to a flat plastered ceiling.

Bathroom

11'5 max x 5'1 (3.48m max x 1.55m)

Again, it is a good-sized bathroom with an obscure double-glazed window to the front. White suite comprising of panelled bath with fitted door with shower mixer taps and screen over, pedestal wash hand basin, low level push flush w/c, laminate flooring, complementary ceramic tiling to the splashback and half tiling to the walls, coved to flat plastered ceiling, extractor.

Front Garden

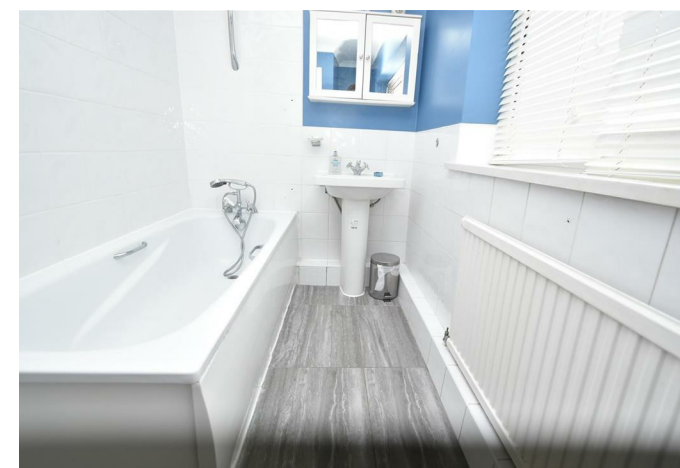
A mixture of heavy shingle and slate area with brick iron retaining wall.

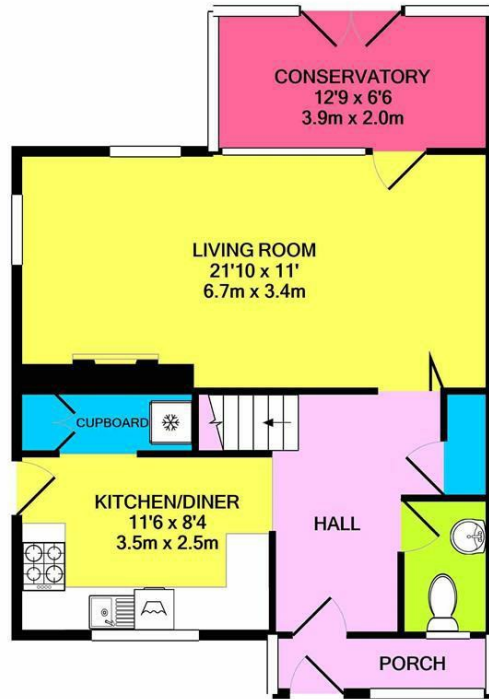
Rear Garden

It extends a brick-blocked rear garden with borders, a timber shed in one corner, an external tap, a side pathway, and a gate providing access to the front.

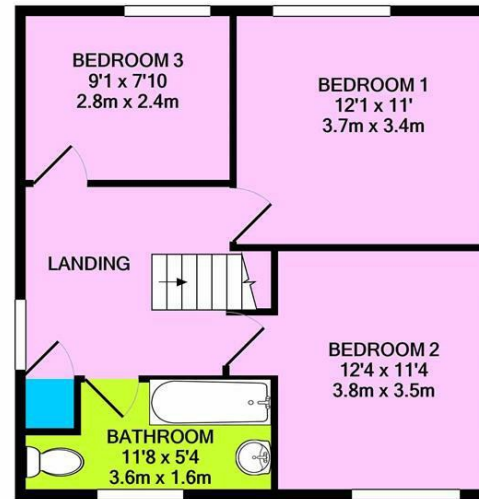
Garage

A single garage with an up-and-over door is located in a nearby block accessed via St. Annes Road.





GROUND FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 SQ.M.)

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