



8, *The Fielders*





# 8, The Fielders Canvey Island Essex SS8 0RN

Guide Price £300,000

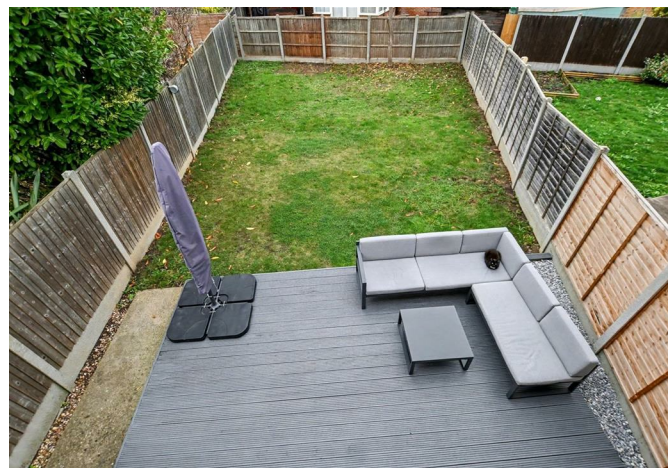


Guide price £300,000 to £310,000

Ideal first-time purchase - Tucked away at the end of this popular cul-de-sac is this modern design two-bedroom semi-detached house located in the ever-popular Thorney Bay location and within a short walk of the Jones's corner shops and the seafront close by.

The property offers accommodation that includes a good-sized & modern fitted Kitchen with hob, oven, and extractor to the front, with a Lounge to the rear overlooking a generous-sized south-facing garden. To the first floor are two double bedrooms and a modern fitted bathroom.

Garage located close by (\*refer to the title plan that shows the location of the garage). Viewing is strongly advised.



## Hall

Double-glazed entrance door into the hall with two storage cupboards to one side, laminate wood flooring, opening through to the lounge and kitchen,

## Kitchen

10' x 7'1 (3.05m x 2.16m )  
A modern kitchen with UPVC double glazed window to the front elevation, radiator, coved to flat plastered with inset downlighting, a range of light grey units at base and eye level with square edge

worksurfaces over, inset ceramic electric hob with matching oven below and stainless steel overhead extractor, plumbing and space for washing machine, dishwasher and fridge freezer, breakfast bar area, concealed wall mounted boiler, brick style splashback tiling, power points.

## Lounge

14'10 x 11' (4.52m x 3.35m)  
Wood laminate flooring continued, with double-glazed window to the side, double-glazed French doors opening onto the garden, coved to flat



plastered ceiling with panelling to one wall, radiator, tv, and power points, stairs to the first floor.

### First Floor Landing

Panelled doors leading to the accommodation.

### Bedroom One

11'3 x 9'4 (3.43m x 2.84m)

Double-glazed UPVC window to the rear with radiator under, storage cupboard, further built-in wardrobes, cupboards, power points, coved and flat plastered ceiling



### Bedroom Two

9'1 x 8' (2.77m x 2.44m)

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



### Bathroom

Modern three-piece white suite comprising a panelled bath with fitted shower over and shower screen, wash hand basin inset to a vanity unit, low-level push flush wc, ceramic tiling to the walls and floor, coved and flat plastered ceiling, chrome heated towel rail.



### Exterior

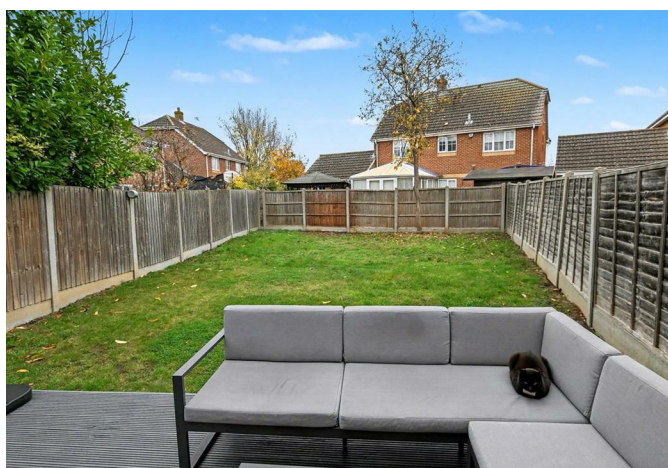
#### Front Garden

Paved path and step up to the front door, artificial lawned area.



#### Rear garden

Commencing with a raised decked seating area to a much larger than average Southerly facing rear garden being mainly laid to lawn with fencing to boundaries, external light, side pathway, and gate providing access to the front.

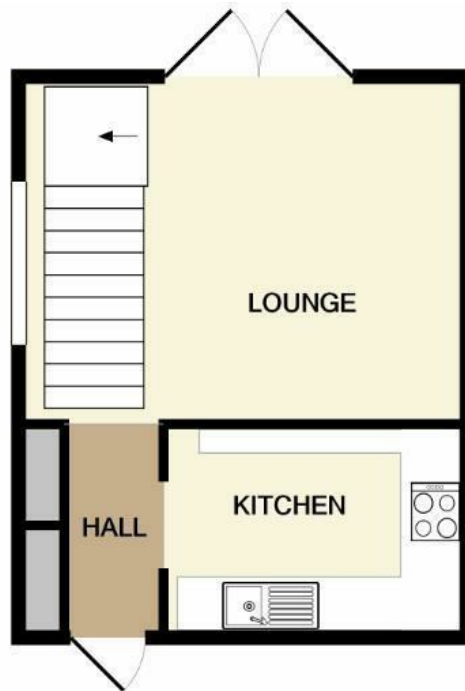


#### Garage

Located close by with a driveway (refer to the title plan)







GROUND FLOOR  
APPROX. FLOOR  
AREA 275 SQ.FT.  
(25.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.4 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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