



**Connells**

Adelsburg Road  
Canvey Island

Adelsburg Road  
Canvey Island SS8 7SD

for sale offers in excess of  
**£325,000**



### Property Description

Well presented three bedroom semi detached bungalow, benefiting from, spacious entrance hallway with access to loft room, feature lounge, fitted breakfast kitchen, fitted shower room, three well proportioned bedrooms, outside, direct access driveway leading to garage, private rear enclosed garden, VIEWING HIGHLY RECOMMENDED, NO ONWARD CHAIN.

### Entrance Hall

### Living Room

11' 9" into bay x 14' 9" ( 3.58m into bay x 4.50m )

### Kitchen/Diner

12' x 12' ( 3.66m x 3.66m )

### Bedroom One

12' into wardrobe x 8' 9" ( 3.66m into wardrobe x 2.67m )

### Bedroom Two

8' 9" x 10' ( 2.67m x 3.05m )

### Bedroom Three

5' 9" x 10' into door recess ( 1.75m x 3.05m into door recess )

### Family Shower Room











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [rayleigh@connells.co.uk](mailto:rayleigh@connells.co.uk)**

113-115 High Street  
 RAYLEIGH SS6 7QA

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAY308833](http://connells.co.uk/Property/RAY308833)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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