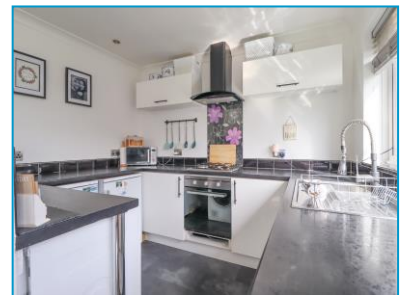
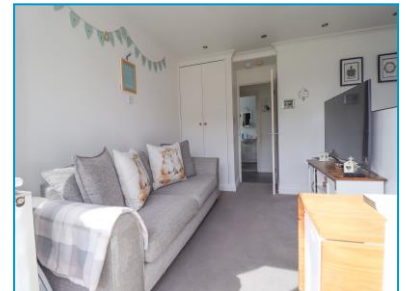




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Sydervelt Road, Canvey Island



Morgan Brookes believe - This outstanding one bedroom semi-detached bungalow is positioned within a popular area of Canvey Island, and comprises of an open plan living room and kitchen, one double bedroom and a three piece bathroom suite. Externally, the property benefits the low maintenance front and rear garden, perfect for enjoying the sunshine or entertaining with family and friends!

Our Sellers love - That the property is within close proximity to Canvey Lake and is within a short walking distance of the town centre, serving your local shops, restaurants and salons, also providing easy access routes for commuting!

Key Features

- Modern Semi-Detached Bungalow.
- One Double Bedroom.
- Open Plan Living Room/Kitchen.
- Three Piece Bathroom Suite.
- Low Maintenance Rear Garden.
- Close To Canvey Lake.
- Within Walking Distance Of The High Street.
- Call Morgan Brookes Today.

Offers Over £250,000



Sydervelt Road, Canvey Island

Entrance

Double glazed panelled door leading to:

Entrance Hall

5' 0" x 3' 6" (1.52m x 1.07m)

Coving to smooth ceiling, wood effect flooring, doors leading to:

Living Room/Kitchen

17' 2" x 10' 0" (5.23m x 3.05m)

Living Room:

Double glazed French doors leading to rear garden, radiator, built in storage cupboard, coving to smooth ceiling incorporating inset downlights, carpet flooring.

Kitchen:

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, integrated oven with four point gas hob & extractor fan over, space & plumbing for appliances, part tiled walls, coving to smooth ceiling incorporating inset downlights, tiled flooring.

Bedroom

11' 9" x 9' 10" (3.58m x 2.99m)

Double glazed window to side aspect, radiator, coving to smooth ceiling incorporating inset downlights, carpet flooring.

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Obscure double glazed window to front aspect, panelled bath with raised shower system over, vanity hand basin, heated towel rail, low level W/C, part tiled walls, smooth ceiling, tiled flooring.

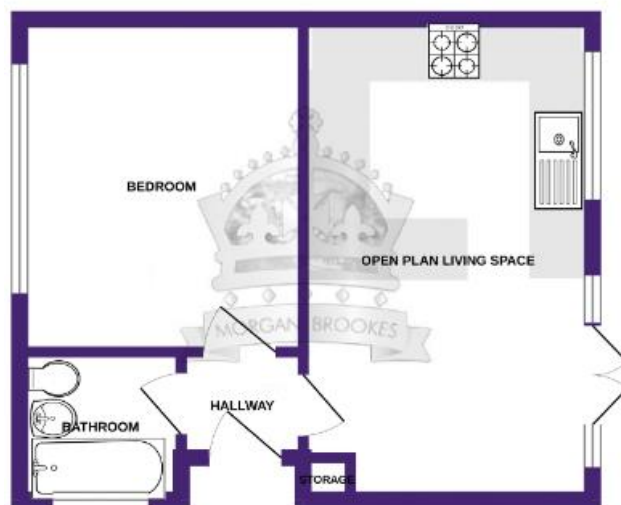
Rear Garden

Decked seating area, remainder laid to lawn, wooden shed to remain.

Front Of Property

Paved walkway leading to front entrance, remainder laid to lawn.

GROUND FLOOR



This floor plan is a guide only and does not constitute an offer. It is intended to provide a general impression of the property and is not to be relied upon for any specific details. The actual details and specifications may vary from those shown in this plan. Morgan Brookes is not responsible for any errors or omissions in this plan. Make sure you check the details.

Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

morganbrookes.co.uk

Offers Over £250,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.