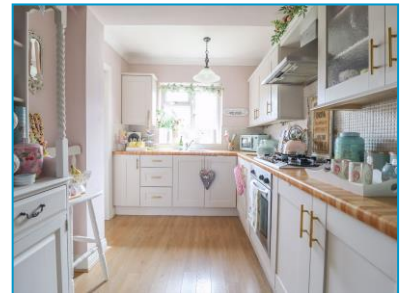




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Nevada Road, Canvey Island



Morgan Brookes believe – This fantastic modern semi-detached house is situated in the popular Newlands area of Canvey Island. Making this the ideal family home, the property is well proportioned, boasting versatile accommodation & externally benefits a low maintenance rear garden, a garage & off-street parking.

Our Sellers love – That the property is positioned just moments from the High Street, within close proximity to the seaside and convenient access routes.

Key Features

- Modern Semi-Detached Home.
- Two Generous-Sized Bedrooms.
- Modern Kitchen & Separate Utility Room.
- Spacious Living Room & Dining Room.
- Low Maintenance Rear Garden.
- Garage & Off-Street Parking.
- Popular Newlands Canvey Island Location.
- Within Close Proximity To Local Amenities.

**Offers in Excess of
£315,000**

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morganbrookes.co.uk

Nevada Road, Canvey Island

Entrance

Double glazed panelled door leading to:

Entrance Hallway

9' 1" x 7' 11" (2.77m x 2.41m)

Stairs leading to first floor accommodation, radiator, coving to ceiling, wood effect flooring, doors leading to:

Living Room

24' 3" x 10' 2" (7.39m x 3.10m)

Double glazed window to front aspect, feature fireplace, radiator, coving to ceiling, wood effect flooring, double glazed French door leading to rear garden.

Kitchen

14' 8" x 8' 4" (4.47m x 2.54m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, integrated oven, four point gas hob with extractor fan over, coving to ceiling, wood effect flooring, door leading to:

Utility Room

8' 0" x 5' 10" (2.44m x 1.78m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, splashback tiling, coving to ceiling, wood effect flooring, double glazed panelled door leading to rear garden, opens to:

Inner Hallway

6' 2" x 3' 7" (1.88m x 1.09m)

Obscure double glazed panelled door leading to garage, coving to ceiling, carpet flooring, doors leading to:

Shower Room

8' 2" x 3' 11" (2.49m x 1.19m)

Shower cubicle with raised shower system over, vanity hand basin, heated towel rail, low level W/C, splashback tiling.

Garage

Power and lighting, up & over door.

Storage Room

Power & lighting, door leading to:

First Floor Landing

3' 5" x 2' 11" (1.04m x 0.89m)

Coving to ceiling, carpet flooring, doors leading to:

Master Bedroom

13' 2" x 11' 4" (4.01m x 3.45m)

Double glazed window to front & rear aspect, eaves storage areas, coving to ceiling incorporating loft access, carpet flooring.

Family Bathroom

7' 9" x 5' 10" (2.36m x 1.78m)

Obscure double glazed window to rear aspect, panelled bath, wash hand basin, low level W/C, tiled walls, coving to ceiling, tiled flooring.

Second Bedroom

13' 2" x 9' 6" (4.01m x 2.89m)

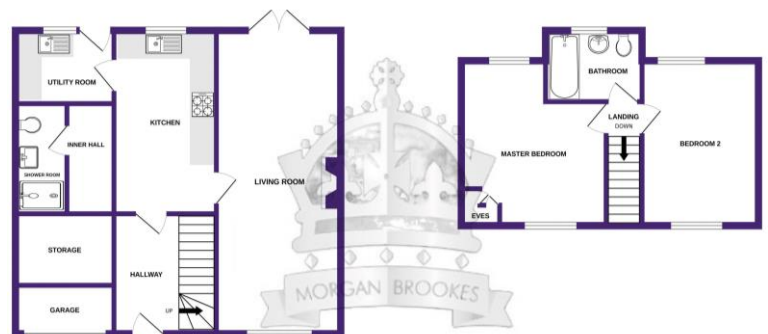
Double glazed window to front & rear aspect, coving to ceiling, carpet flooring.

Rear Garden

Paved seating area, remainder laid to lawn.

Front Of Property

Gated block paved driveway providing off-street parking for multiple vehicles, remainder laid to shingles, shrubs & trees.



Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

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£315,000

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.