



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Limetree Road, Canvey Island



Morgan Brookes believe – This stunning two bedroom detached bungalow on Canvey Island has been beautifully refurbished throughout, boasting an open planned living room and kitchen, three-piece bathroom suite and off-street parking!

Our Sellers love – The low maintenance rear garden, perfect for entertaining, accompanied by the versatile detached cabin, and that the property is situated in a prime location, within a short distance of Canvey Island town centre and the sea front.

Key Features

- Modern Detached Bungalow.
- Two Double Bedrooms.
- Beautifully Refurbished Throughout.
- Open Planned Living Room & Kitchen.
- Landscaped Garden With Detached Cabin.
- Popular Smallgains Location.
- Close To Canvey Town Centre & Sea Front.
- Call Morgan Brookes Today.

£350,000

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Limetree Road, Canvey Island

Entrance

Panelled door leading to:

Entrance Hall

Utility cupboard housing washing machine & tumble dryer, tiled walls, smooth ceiling, fitted matt, opens to:

Living Space

16' 1" x 12' 9" (4.90m x 3.88m)

Kitchen: Double glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, five point AEG hob, fitted Neff oven & combination microwave, integrated AEG fridge freezer, integrated AEG dishwasher, smooth ceiling incorporating inset downlights, AEG extractor fan, Amtico flooring, opens to:

Living Room: Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, Amtico flooring, door leading to:

Bedroom 1

10' 1" x 10' 0" (3.07m x 3.05m)

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

Bedroom 2

16' 11" x 7' 6" (5.15m x 2.28m)

Double glazed window to front aspect, electric meter, radiator, smooth ceiling incorporating inset downlights, carpet flooring, double glazed panelled door leading to inner courtyard.

Shower Room

6' 11" x 5' 6" (2.11m x 1.68m)

Double glazed window to rear aspect, walk in shower cubicle with raised shower system over, vanity hand basin, low level W/C, heated towel rail, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Rear Garden

Fully paved with artificial grass to centre, sleeper borders with flowers & shrubs, feature tiled corner, secure gate leading to inner courtyard.

Detached Cabin

11' 11" x 8' 8" (3.63m x 2.64m)

Double glazed French door to front aspect, double glazed window to side aspect, shower cubicle, low level W/C with wash hand basin, smooth ceiling, Amtico flooring.

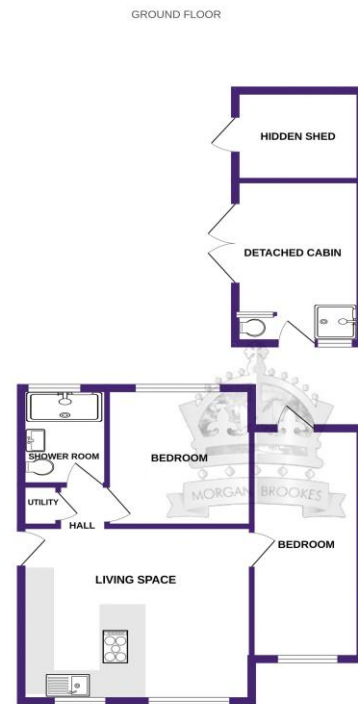
Hidden shed to side of cabin - 8' 8" x 6' 7" (2.64m x 2.01m)

Courtyard

Fully paved, double glazed panelled door leading to bedroom 2, double glazed panelled door leading to cabin.

Front Of Property

Paved driveway providing off-street parking for multiple vehicles, gated side access.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Merge 10/2021

Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

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£350,000

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.