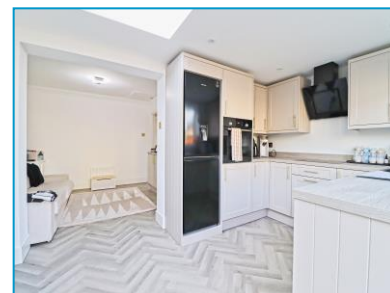




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Helden Avenue, 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/diner, low maintenance rear garden and off-street parking.

Our Sellers love - How bright and airy the property is and being located only a short distance from the High Street and Seafront.

Key Features

- Guide Price £300,000 - £325,000.
- Beautifully Presented.
- Two Bedrooms.
- Open Plan Living Area & Kitchen/Diner.
- Low Maintenance Rear Garden.
- Off Street Parking.
- Quiet Location.
- Call Morgan Brookes Today!

£325,000

Helden Avenue, Canvey Island

Entrance

Double glazed panelled door to:

Hallway

5' 8" x 5' 7" (1.73m x 1.70m)

Built in storage cupboard, wood effect flooring, coving to smooth ceiling, doors to:

Bathroom

7' 0" x 5' 7" (2.13m x 1.70m)

Obscure double glazed window to side aspect, panelled bath with shower screen and raised shower system, vanity hand basin, low level WC, stainless steel towel rail, complimentary tiling, smooth ceiling.

Living Room

11' 3" x 10' 3" (3.43m x 3.12m)

Fitted base units, radiator, wood effect flooring, coving to smooth ceiling incorporating loft access, opens to:

Kitchen/Diner

13' 9" x 8' 8" (4.19m x 2.64m)

Double glazed window to rear aspect, double glazed French doors to rear garden, double glazed sky light window, range of wall and base units, roll top work surfaces incorporating sink and drainer unit, four point electric hob with extractor, fitted oven, integrated dishwasher, space and plumbing for appliances, wood effect flooring, smooth ceiling.

Bedroom 1

12' 11" x 10' 2" (3.93m x 3.10m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

Bedroom 2

9' 11" x 5' 5" (3.02m x 1.65m)

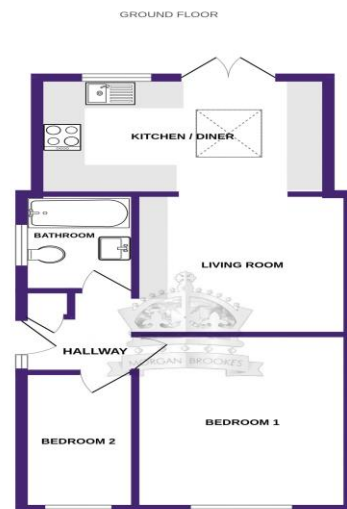
Double glazed window to front aspect, radiator, smooth ceiling incorporating down lights, carpet flooring.

Rear Garden

Majority paved the remainder laid with artificial grass, gated side access.

Front Of Property

Off street parking for multiple vehicles.



MORGAN BROOKES LTD
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of ground, buildings, fixtures and fittings are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a basis for any conveyancing purposes. The purchaser, solicitor and mortgagee should refer to the contract and its appendices and to the particulars of the property for the full details.

Local Authority Information
Castle Point Borough Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

£325,000

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.