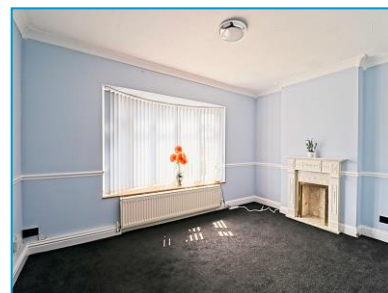




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Gennep Road, Canvey Island



Morgan Brookes believe - This charming one bedroom detached bungalow is ideally located in a quiet location a short distance from the Town Centre and Seafront. The property offers a double bedroom 16'7 conservatory, low maintenance rear garden and off street parking.

Our Sellers love - The convenient location for local amenities, Canvey lake and Town Centre.

Key Features

- Guide Price £250,000 - £260,000.
- Detached Bungalow.
- One Double Bedroom.
- 16'7 Conservatory.
- Low Maintenance Rear Garden.
- No Onward Chain.
- Off Street Parking.
- Close To Town Centre.
- Call Morgan Brookes Today

**Guide Price £250,000 -
£260,000**

Gennep Road, Canvey Island

Entrance

Double glazed panelled door to:

Hallway

5' 7" x 5' 2" (1.70m x 1.57m)

Radiator, laminate flooring, doors to:

Living Room

13' 11" x 11' 6" (4.24m x 3.50m)

Double glazed bay window to front aspect, radiator, feature fireplace, coving to ceiling, carpet flooring.

Shower Room

10' 0" x 4' 10" (3.05m x 1.47m)

Obscure double glazed window to side aspect, low level WC, shower tray with raised shower system, pedestal hand basin, complimentary tiling to walls, built in storage cupboard, radiator, coving to ceiling, vinyl flooring.

Bedroom

12' 6" x 9' 10" (3.81m x 2.99m)

Double glazed windows to side aspect and to conservatory, coving to ceiling with loft access, newly fitted carpet flooring.

Kitchen

9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed window to side aspect, double glazed window and door to conservatory, fitted with a range of wall and base units, roll edge work surfaces incorporating stainless steel sink and drainer unit, electric oven and hob, freestanding fridge/freezer, washer/dryer, combi boiler, laminate flooring.

Conservatory

16' 7" x 7' 11" (5.05m x 2.41m)

Double glazed windows to all aspects, double glazed sliding door to rear garden, radiator, tiled flooring.

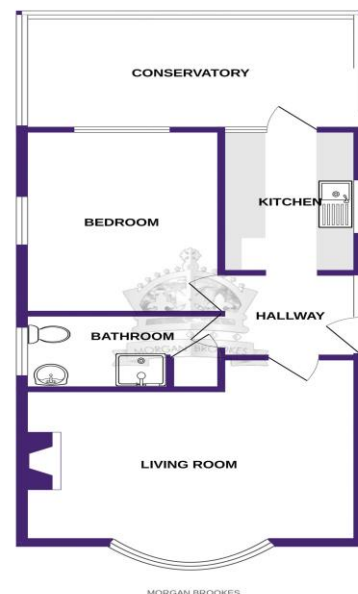
Rear Garden

Block paved with flower and shrubs to rear border, outside tap, gates dual side access to:

Front Of Property

Block paved driveway, shrub border to front, remainder laid to lawn, block paved path leading to entrance door.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the measurements and details of the property before purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metreplan 02/2025

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

01268 755626

morganbrookes.co.uk

Guide Price £250,000
- £260,000

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.