



*30, Zider Pass*



**30, Zider Pass  
Canvey Island  
SS8 7QJ**

**£250,000**



Ideally located in the popular Point location and within easy walking distance of the seafront is this attractive two-bedroomed detached bungalow.

Features include an entrance porch connecting to a spacious lounge to the rear with an open plan modern white gloss kitchen, to the front are two well-proportioned bedrooms, and completing the accommodation is a modern white three-piece family bathroom. There are lawned rear gardens as well as off-street parking to the front garden - viewing comes strongly advised.



**Entrance Hall**

The property is approached via a UPVC entrance door leading to the entrance hall with radiator, laminate wood flooring, flat plastered ceiling, access to loft which we are advised also houses the recently installed boiler, power points, doors leading off to the accommodation, and inner hallway.

**Lounge**

12'1 x 12'1 (3.68m x 3.68m)  
UPVC double-glazed window overlooking the rear garden and matching double-glazed door providing access, tv and power points, radiator, coved to ceiling, feature fireplace surround, laminate wood flooring, open planned to kitchen.

**Kitchen**

9'10 x 6' (3.00m x 1.83m)  
UPVC double glazed window to the front elevation,

sink unit inset to a range of squared edge worksurfaces to three sides with modern white gloss finished units at base and eye level, four ring electric hob with matching oven below, plumbing and space for washing machine, space for fridge freezer, complimentary ceramic splashback tiling, power points,

### **Bedroom One**

9'5 x 8'8 to face of wardrobe (2.87m x 2.64m to face of wardrobe)

UPVC double glazed window to the rear elevation, radiator, power points.

### **Bedroom Two**

11'9 x 7'10 plus the door recess (3.58m x 2.39m plus the door recess)

UPVC double glazed window overlooking the rear garden, radiator, power points

### **Bathroom**

Obscure double-glazed window to the front, modern white suite comprising of low-level push flush wc, wash hand basin set into vanity unit below, panelled bath with fitted shower over and curtain, ceramic tiling to walls and floor, chrome heated towel rail, extractor.

### **Exterior**

#### **Rear Garden**

An average sized garden for a property of this style being mainly laid to lawn, fencing to boundaries, access via pathway and gate to one side.

#### **Front Garden**

An average size with a brick retaining wall and hardstanding for one vehicle.



## GROUND FLOOR



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