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today on 01268 777400**



## Little Gypps Road, Canvey Island Guide price £300,000

Guide Price £300,000 – £325,000

Situated in the popular residential area of Little Gypps, this well-proportioned three-bedroom semi-detached home offers spacious accommodation, excellent storage and a convenient location close to local amenities, schools and transport links.

The property is approached via a useful front porch which leads into a welcoming entrance hallway. The hallway provides access to a generous lounge, offering a comfortable and versatile space for relaxing and entertaining. Also located off the hallway is a large fitted kitchen, providing ample storage and preparation space together with room for a dining area, making it an ideal family and social space.

To the first floor are three well-proportioned bedrooms, comprising two double bedrooms and a large single bedroom. All bedrooms benefit from fitted storage, providing excellent practical space for clothing and belongings. The property also benefits from a separate WC in addition to the family bathroom, adding convenience for busy family living.

Externally, the property offers off-street parking, while there is also ample on-street parking available to both the front and rear. To the rear is a low-maintenance garden, providing an attractive outdoor area that is easy to maintain and ideal for relaxing, entertaining or enjoying some fresh air.

The location is a particular feature of this home. Situated within Little Gypps Close, the property is conveniently positioned for local primary and secondary schools, making it an excellent choice for families. A range of shops and everyday amenities are located just around the corner, whilst Jones Corner is also within comfortable walking distance, providing further access to local facilities.

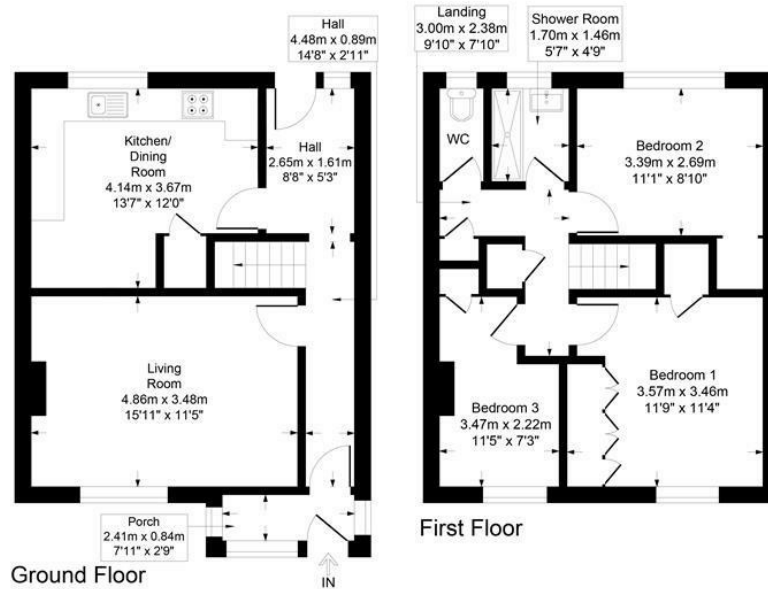
Transport links are available nearby, offering convenient connections to surrounding areas and making this property well suited to commuters and those looking for easy access to local amenities.

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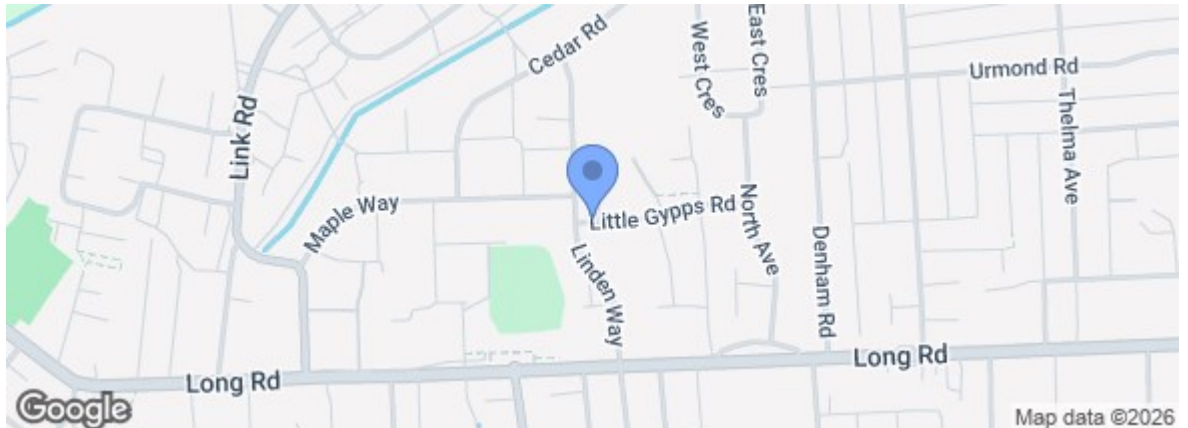


# 32 Little Gypps Road

Approximate Gross Internal Floor Area = 88.2 sq m / 949 sq ft



| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.