



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Canvey Road, Canvey Island



Morgan Brookes believe - This 3 bedroom property offers good size accommodation throughout and being ideally located close to local shops, superstores and transport links this property is an ideal first time purchase.

Our Sellers love - That this is a larger than average family home with the possibility to extend, all rooms are very bright and sunny, having a good size garden and ample space for parking. Being located only 5 mins walk to all of the local stores. It is also near the end of the Island offering easy access on & off.

Key Features

- Well Presented Family Home.
- 25' Living / Dining Room.
- Modern Kitchen.
- Parking Bay To Side.
- Good Size Rear Garden.
- Located Close To Local Amenities & Transport Links.
- Ideal First Time Purchase.
- Call Morgan Brookes Today!

£300,000



Canvey Road, Canvey Island

Entrance

Double glazed panelled door to:

Hall

13' 1" x 7' 5" (3.98m x 2.26m)

Obscure double glazed window to front aspect, stairs to first floor, carpet flooring, door to:

Living / Dining Room

25' 1" x 11' 2" (7.64m x 3.40m)

Double glazed window to front aspect, two double glazed windows to side aspect, feature fireplace, double glazed French doors to rear garden, radiator, carpet flooring, door to:

Kitchen

9' 4" x 8' 5" (2.84m x 2.56m)

Double glazed window to side aspect, range of fitted base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer unit, 4 point gas hob, space and plumbing for appliances, opening to:

Utility Room

7' 3" x 4' 6" (2.21m x 1.37m)

Double glazed window to side, panelled door to rear garden.

First Floor Landing

9' 4" x 8' 4" (2.84m x 2.54m)

Ceiling with loft access, carpet flooring, doors to:

Bedroom 1

12' 10" x 11' 4" (3.91m x 3.45m)

Double glazed windows to front and side aspect, double glazed panelled door to balcony, radiator, carpet flooring.

Bedroom 2

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed windows to side and rear aspects, radiator, carpet flooring.

Bedroom 3

9' 2" x 7' 5" (2.79m x 2.26m)

Double glazed window to front aspect, radiator, over stairs storage area, carpet flooring.

Bathroom

8' 4" x 5' 7" (2.54m x 1.70m)

Two obscure double glazed windows to side aspect, panelled bath, pedestal hand basin, low level WC, radiator.

Rear Garden

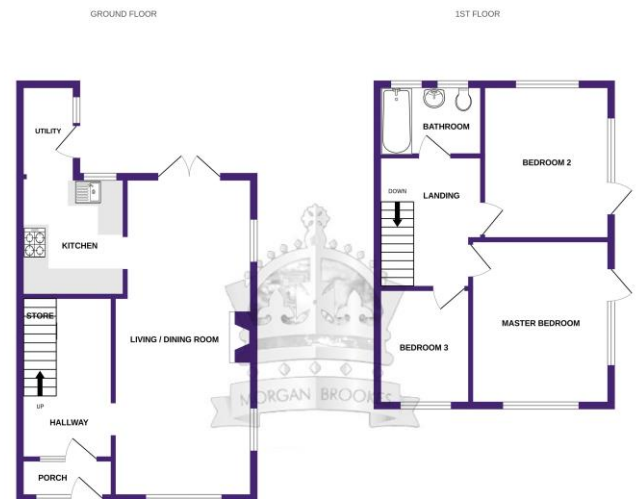
Immediate decking area from house, the remainder being laid to lawn.

Front Of Property

Fencing to boundaries, mainly laid to lawn, path leading to front door.

Parking

There is a parking bay located to the side of the property.



MORGAN BROOKES LTD

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, fixtures, fittings and any other items are approximate and not necessarily taken to any exact standard or measurement. The plans for furniture purposes only and should be used on suitably sized furniture. The various options and appliances shown have not been tested and are guaranteed as to their operation or delivery on the ground. Plans will change 0200.

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

01268 755626

morganbrookes.co.uk

£300,000

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.