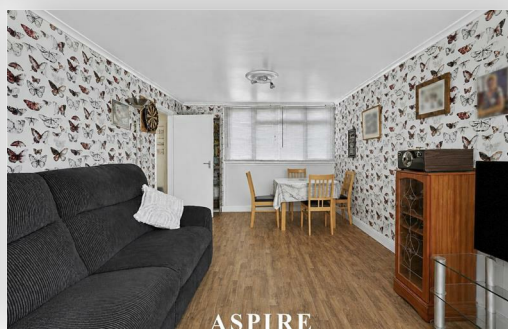


**To arrange a viewing contact us
today on 01268 777400**



Third Walk, Canvey Island £250,000

Aspire are delighted to present this ****spacious three-bedroom end-of-terrace family home****, positioned in a popular and convenient location within easy reach of local schools, shops, transport links and everyday amenities. While needing some minor cosmetic TLC inside, it offers a great canvas for those looking to create a family home of their own.

The ground floor begins with a welcoming entrance hall and useful WC, leading through to a ****generous lounge/diner**** offering plenty of space for both relaxing and entertaining. The separate kitchen is also well proportioned, with direct access onto the rear garden.

Outside, the property benefits from a ****landscaped, low-maintenance rear garden****, ideal for families and those looking for an easy-to-manage outdoor space. There is also useful ****brick-built storage****.

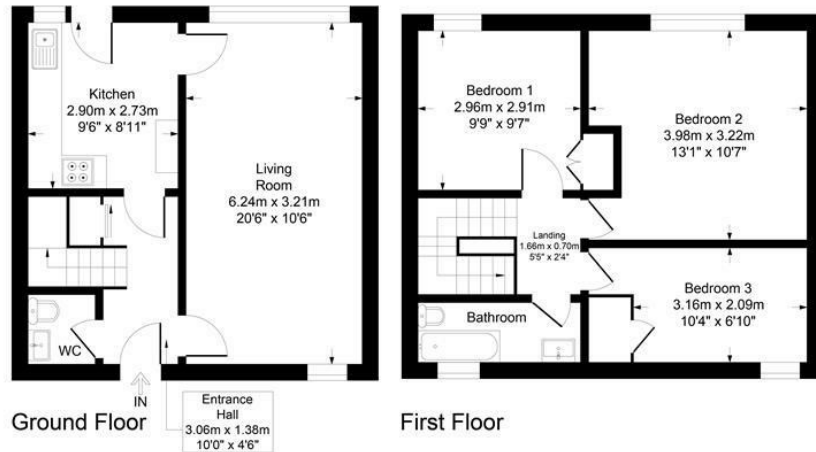
Upstairs, the home continues to offer excellent space with ****three well-proportioned bedrooms**** together with a family bathroom.

Offering generous accommodation throughout and positioned in a well-connected location, this property would make an excellent family home and should be viewed to fully appreciate the space on offer.

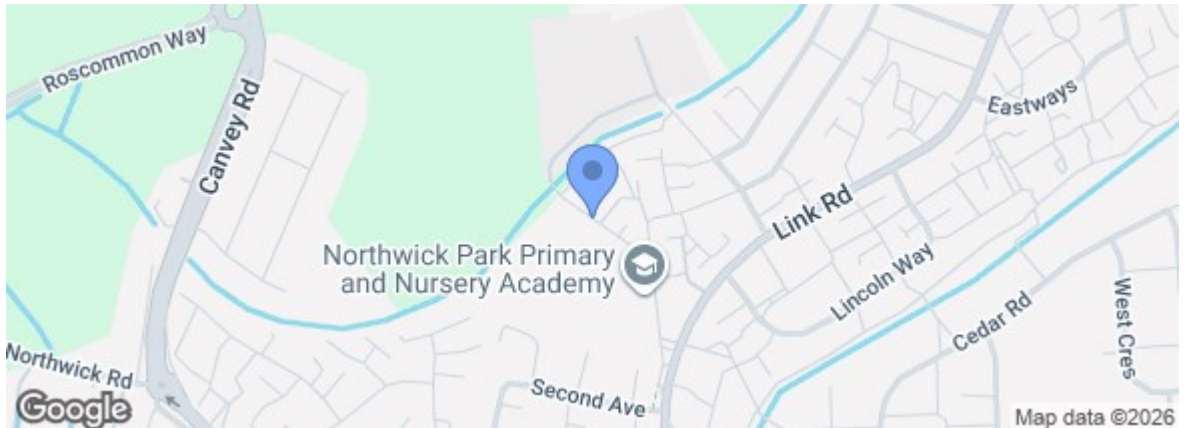
****Please note:**** Some of the marketing images have been digitally altered to remove personal belongings and reduce clutter in order to better demonstrate the size and potential of the rooms. The property itself has not been structurally altered within the images. We strongly recommend viewing the property in person to fully appreciate its condition, layout and proportions.

66 Third Avenue

Approximate Gross Internal Floor Area = 80.9 sq m / 871 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.