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today on 01268 777400**



## **Gafzelle Drive, Canvey Island Offers in excess of £240,000**

Aspire are pleased to present this charming one-bedroom link-detached bungalow, ideally situated just a stone's throw from Canvey seafront.

This lovely home is perfect for first-time buyers or those looking to downsize, offering a comfortable and well-balanced layout throughout.

To the front of the property, you are welcomed by a light and airy lounge, creating a relaxing space to unwind. The lounge sits adjacent to the kitchen, providing a practical and functional layout for everyday living.

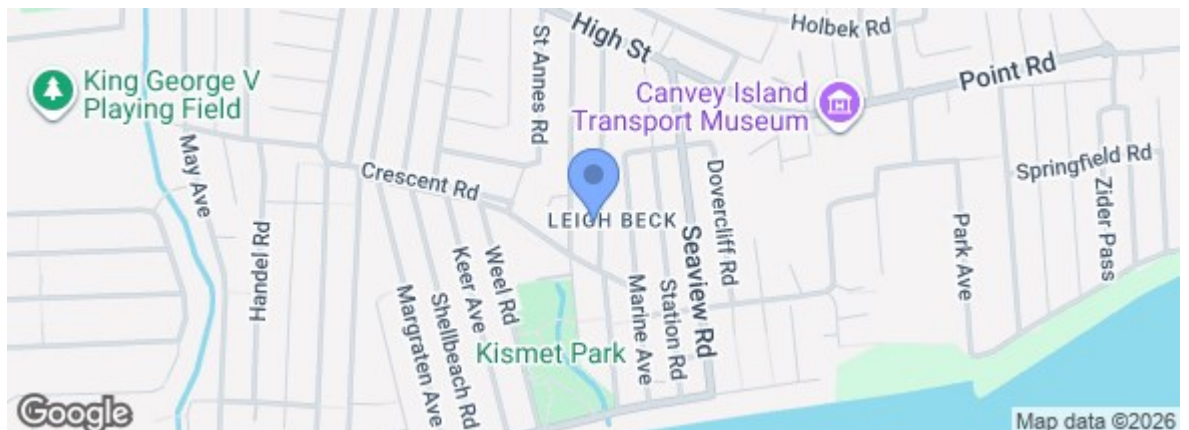
To the rear, the property benefits from a generously sized double bedroom, along with a well-presented three-piece bathroom suite.

Externally, the home features a west-facing rear garden, ideal for enjoying afternoon and evening sun. There is also off-street parking and a garage, offering excellent storage or, subject to the necessary permissions, potential to convert into additional living space.

Positioned within close proximity to the seafront, this bungalow offers a fantastic opportunity to secure a home in a sought-after coastal location.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(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.