MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Labworth Road, Canvey Island







Morgan Brookes believe - This fabulous sized chalet style home is the perfect property for a family, refurbished to a high standard, situated within easy reach of Canvey town centre, local primary schools & the seafront. Our Landlords would love - Reliable long term tenants to enjoy & maintain the property as if its their own.

Key Features

- Available From Mid-December.
- Beautiful Detached Property.
- Three Bedrooms.
- Modern Kitchen / Diner & Bathroom.
- Large South Facing Garden.
- Off Road Parking For Two Vehicles.
- Garage.
- Walking Distance Of Seafront & Schools.

Monthly Rental Of £1,550

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Entrance
Obscure double glazed panelled door leading to:

Entrance Hallway
14' 1'' x 5' 4'' (4.29m x 1.62m)
Two obscure double glazed windows to front aspect, stairs leading to first floor accommodation, under stairs storage cupboard, radiator, smooth ceiling incorporating inset down lights, carpet flooring, doors leading to:

Living Room
17' 9'' x 6' 9'' (5.41m x 2.06m)
Double glazed window to front aspect, obscure double glazed picture window to side aspect, radiator, coving to smooth ceiling, carpet flooring, opening to:

Kitchen / Diner
17' 9'' x 6' 9'' (5.41m x 2.06m)
Double glazed window to rear aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating one and half bowl stainless steel sink and drainer, four point electric hob with extractor over, fitted electric oven, space and plumbing for appliances, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, double glazed French doors leading to garden.

Ground Floor Bedroom
11' 0'' x 6' 5'' (3.35m x 1.95m)
Double glazed window to front aspect, built in storage cupboard, radiator, smooth ceiling, carpet flooring.

Ground Floor Family Bathroom

Obscure double glazed window to rear aspect, panelled bath with raised shower system over, shower screen, wash hand basin in vanity unit, low level W/C, heated stainless steel towel rail, smooth ceiling, tiled walls and flooring.

First Floor Landing
3' 9'' x 3' 2'' (1.14m x 0.96m)
Smooth ceiling incorporating inset down lights, carpet flooring, doors leading to:

Master Bedroom
15' 8'' x 10' 10'' (4.77m x 3.30m)
Double glazed windows to front and side aspects, eve storage incorporating combi boiler, radiator, smooth ceiling incorporating loft access, carpet flooring.

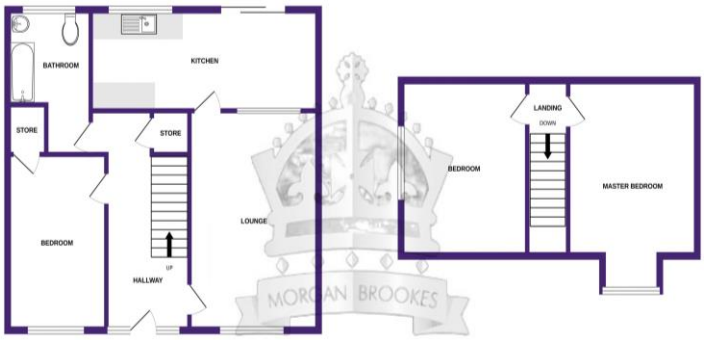
Second Bedroom
12' 4'' x 9' 2'' (3.76m x 2.79m)
Double glazed window to side aspect, radiator, smooth ceiling, carpet flooring.

Garden
Paved seating area from property, remainder laid to lawn with established trees and shrubs, gated side access.

Front Of Property
Paved parking area, remainder laid to lawn with established shrubs, decorative low boundary wall, access to:

Garage
15' 5'' x 8' 0'' (4.70m x 2.44m)
Electric up and over door, power and lighting.

Additional Information
Deposit £1,788.46
Holding Deposit £357.69
Included bills/services: None
Additional Charges: None
Services Connected: Gas, electricity, Water, Mains Drainage
Heating type: Gas central heating
Broadband Availability: Standard / Superfast / Ultrafast broadband available
Tenancy Type: Assured Periodic Tenancy
EPC Rating: E
Restrictions: No smoking permitted inside the property.



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

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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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.