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today on 01268 777400*



## **Adelsburg Road, Canvey Island Offers over £270,000**

Aspire are pleased to present this three bedroom semi detached home, ideally positioned just a stone's throw from Canvey Island town centre. This property is a fantastic opportunity for first time buyers, investors or anyone looking for a home they can make their own.

The ground floor offers a lounge to the front, with a separate dining room following through to the kitchen, giving a practical layout without being fully open plan. There is also a three piece bathroom located on the ground floor.

To the first floor, the property offers two double bedrooms and a good size single bedroom, making it a well balanced home for a young family, couple or buy to let investor.

Externally, the property benefits from off street parking, solar panels and a west facing rear garden. Although compact, the garden offers a private space to enjoy the afternoon and evening sun. There is also an outbuilding, ideal for storage, workshop space or potential use as a work from home area.

Located within easy reach of Canvey town centre, local shops, amenities, schools and transport links, this home offers convenience, potential and a great opportunity for someone to modernise and create a lovely home in a central location.

#### Lounge

16'07 x 10'10

5.05m x 3.30m

#### Dining Room

10'11 x 10'01

3.33m x 3.07m

#### Kitchen

11'02 x 9'09

3.40m x 2.97m

#### Bathroom

7'08 x 6'01

2.34m x 1.85m

#### Bedroom One

13'11 x 10'10

4.24m x 3.30m

#### Bedroom Two

10'07 x 9'02

3.23m x 2.79m

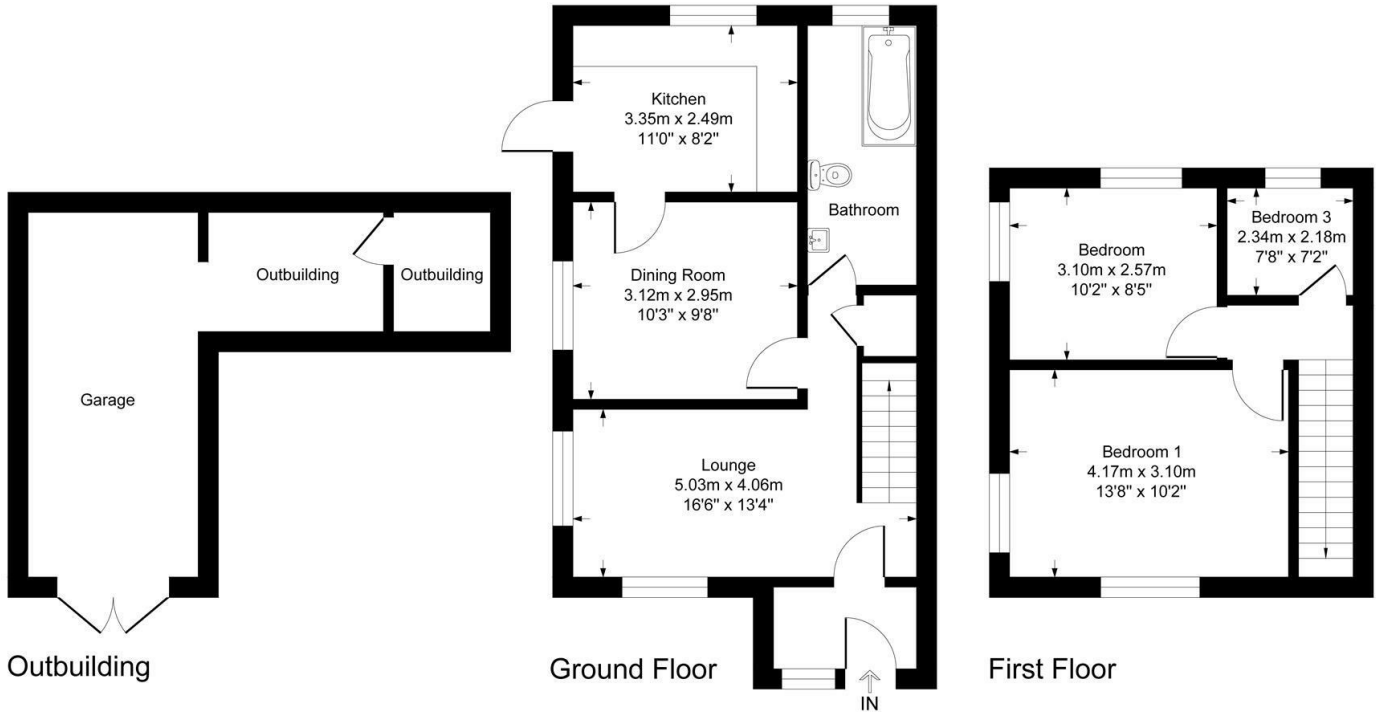
#### Bedroom Three

8'01 x 7'11

2.46m x 2.41m

# Adelsburg

Approximate Gross Internal Floor Area = 75.0 sq m / 808 sq ft  
(Excluding Outbuilding)



| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         | 85        |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F | 38                      |           |
| (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.