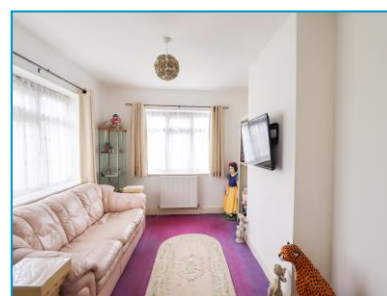
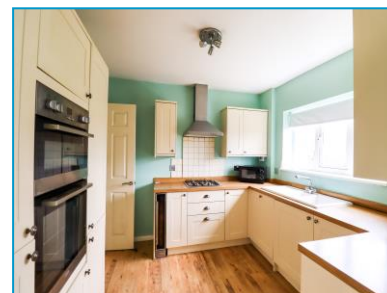




**MORGAN
BROOKES**
≡ ESTATE AGENTS ≡
HELPING YOU GROW



Point Road, Canvey Island



Morgan Brookes believe - This superb double fronted detached bungalow is located in a sought-after location, just a stone's throw away from the beautiful seaside & within easy reach of local shopping facilities. The home has been recently modernised & includes two double bedrooms, a modern kitchen, separate dining room, living room & family bathroom.

Our Sellers love - The space their home offers internally & externally, especially the wrap around low maintenance garden which they have enjoyed for many years!

Key Features

- Guide £300,000-£325,000
- Detached Bungalow.
- Two Double Bedrooms.
- Modern Kitchen, Dining & Living Room
- Three Piece Bathroom Suite.
- Garage & Great-Sized Rear Garden.
- Within Walking Distance to Seaside.
- Easy Access To Transport Links.

**Guide Price £300,000 -
£325,000**

Point Road, Canvey Island

Entrance

Double glazed panelled door leading to:

Entrance Hallway

14' 9" x 3' 10" (4.49m x 1.17m)

Radiator, carpet flooring, doors leading to:

Living Room

12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to side & front aspect, radiator, smooth ceiling, carpet flooring.

Kitchen

10' 7" x 10' 4" (3.22m x 3.15m)

Double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, four point gas hob incorporating extractor fan over, integrated double oven, integrated fridge freezer, integrated dishwasher, fitted wine cooler, space for washing machine, smooth ceiling, wood effect flooring. opening to:

Dining Room

10' 7" x 8' 4" (3.22m x 2.54m)

Double glazed windows to side & rear aspects, radiator, smooth ceiling, carpet flooring, obscure double glazed panelled door leading to rear aspect.

Master Bedroom

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring.

Second Bedroom

12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

Family Bathroom

5' 9" x 5' 5" (1.75m x 1.65m)

Obscure double glazed window to rear aspect, panelled bath incorporating raised shower system over, shower screen, vanity hand basin, low level W/C, tiled walls, smooth ceiling, tiled flooring incorporating heating.

Rear Garden

Concreted rear garden with access to side pathway leading to front aspect to adjacent side, mainly laid to lawn, fenced boundaries, gate providing access to front of property.

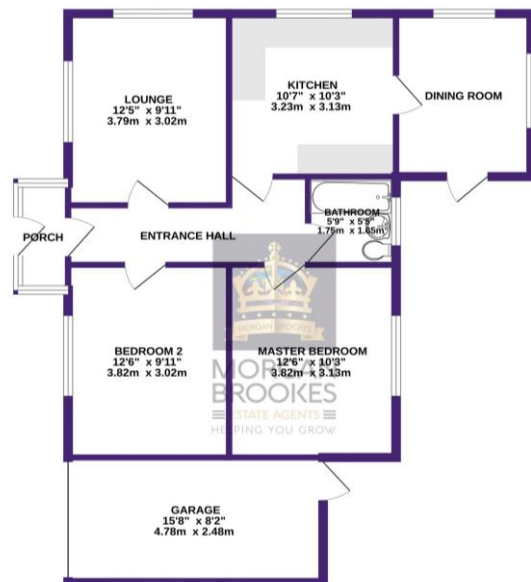
Garage

15' 8" x 8' 2" (4.77m x 2.49m)

Up & over door.

Front Of Property

Mainly laid to lawn, picket fence, blocked paved pathway leading to property entrance.



MORGAN BROOKES

TOTAL FLOOR AREA: 818 sq. ft. (76.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

Guide Price £300,000
- £325,000

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.