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## Point Road, Canvey Island Guide Price £315,000 - £325,000

- VIEW & PURCHASE THROUGH ASPIRE TO RECEIVE £250 BACK UPON COMPLETION
- Within Walking Distance to Seaside.
- Detached Bungalow.
- Modern Kitchen, Dining & Living Room.
- Spaces For 2/3 Cars
- Two Double Bedrooms.
- Three Piece Bathroom Suite.
- Garage & Great-Sized Rear Garden.
- Easy Access To Transport Links.
- ASPIRE ESTATE AGENTS

**VIEW & PURCHASE THROUGH ASPIRE TO RECIEVE £250 BACK UPON COMPLETION TO HELP WITH YOUR LEGAL FEES. Guide Price £300,000 to £325,000. Aspire Estate Agents is delighted to present this stunning double-fronted detached bungalow in a highly desirable area. Situated just moments away from the picturesque seaside and conveniently close to local shopping amenities, this recently renovated home boasts two spacious bedrooms, a contemporary kitchen, a separate dining room, a comfortable living room, and a family bathroom.**

**Our Sellers are thrilled by the ample space provided both inside and outside their home. They especially adore the low-maintenance wrap-around garden, which they have cherished for many years.**

**Porch** - A half UPVC Georgian style entrance door leads to the entrance porch, which features UPVC double-glazed Georgian style windows on both the front and side. There is also another UPVC door with an obscure double-glazed panel that leads to the entrance hall.

**Hall** - The hall has a flat plastered ceiling, a radiator, access to the loft through a hatch, power points, and panel doors that open to the various rooms of the house.

**Lounge** - The lounge measures 12'5 x 9'10 and has a UPVC double-glazed Georgian style window on both the front and side. Other features of the room include a radiator, TV and power points, and a flat plastered ceiling.

**Kitchen** - The kitchen measures 10'4 x 9'9 and is a modern space with a UPVC double-glazed Georgian style window on the front. It features a 1¼ enamel single drainer sink unit set into a range of square edge working surfaces. The kitchen also has light wood finished units at both the base and eye level. Other amenities include a four-ring stainless steel inset gas hob with a matching back plate and extractor over an adjacent double-oven. The integrated fridge/freezer, dishwasher, and wine cooler will all remain in the kitchen, as well as space for a washing machine. The kitchen's flat plastered ceiling is fitted with laminate wood flooring and a square arch leads to the dining room.

**Dining Room** - The dining room measures 2.97m x 2.44m (9'9 x 8'4) and features a UPVC double-glazed Georgian style window on both the front and side. There is a half double-glazed door that provides access to the garden. Other amenities include a radiator, power points, and ample space for a six-seater table and chairs.

**Bedroom One** - Bedroom one measures 12'5 x 9'10 and features a UPVC double-glazed Georgian style window on the rear elevation. The room includes a radiator, power points, and a flat plastered ceiling.

**Bedroom Two** - Bedroom two measures 12'5 x 10' and features a UPVC double-glazed Georgian style window on the front. Other features of the room include a radiator, power points, and a flat plastered ceiling.

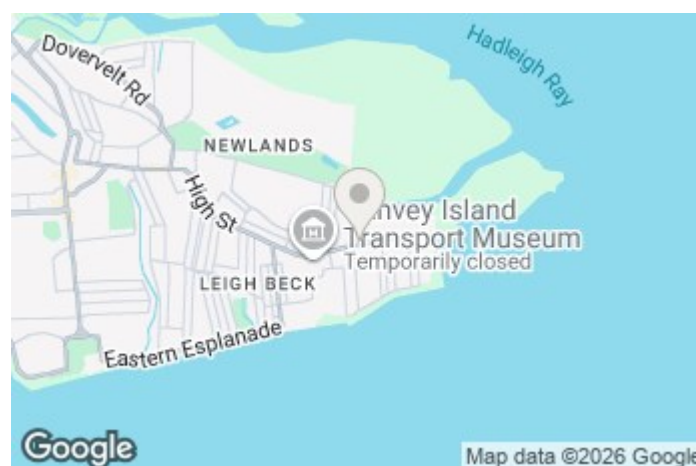
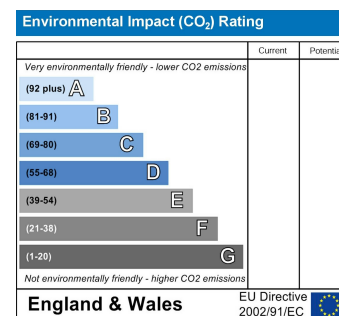
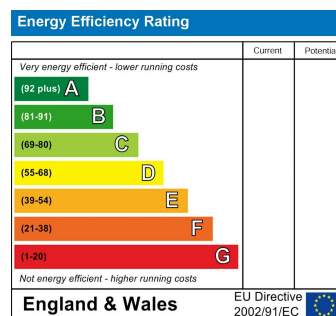
**Bathroom** - The bathroom is a modern space with an obscure double-glazed Georgian style window on the rear elevation. The suite includes a low-level W/C, a circular wash hand basin set into a vanity unit below, and a panelled bath with a shower over and screening. The walls and floor are adorned with ceramic tiling. Other features include an extractor fan, a flat plastered ceiling with down lighting, and underfloor heating. There is also a chrome heated towel rail.

**Front Garden** - The front garden consists of a lawn with a picket fence and a brick block hardstanding that can accommodate an additional vehicle.

**Rear Garden** - The majority of the rear garden is concrete, with access to a side pathway and a gate that leads to the front. To the side, there is a

lawned garden fenced-in on the boundaries. Additionally, there is another gate that provides access to the front garden.

**Garage** - The garage is a single garage with power and light connected. It has a personal door that provides access to the garden and an up and over door that leads to the front.



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.