MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Park Avenue, Canvey Island







Morgan Brookes believe - This excellent size 3 bedroom detached bungalow is ideally situated in the sought after Leigh Beck area of Canvey. The property requires some modernisation throughout & offers a wealth of potential with a 22ft living room, 15ft kitchen / diner, conservatory, private garden, off road parking, 2 garages & the benefit of being sold with NO ONWARD CHAIN.

Our Sellers love - Being within a quiet location a stones throw of the seafront where they have been able to enjoy walks along the sea wall in the warmer months.

Key Features

- In Need Of Refurbishment & Offers Great Potential.
- 3 Bedrooms & 3 Receptions.
- Popular Leigh Beck Area.
- Private Rear Garden.
- Two Garages.
- Ample Off Road Parking.
- No Onward Chain.
- Call Morgan Brookes Today!

Guide Price £325,000 - £350,000

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Park Avenue, Canvey Island

Entrance
Obscured double glazed panelled door leading to:

Porch
Door leading to:

Hallway
Radiator, doors leading to lounge/diner, bathroom, inner hallway & bedroom 2, wood effect laminate flooring.

Bedroom 1
11' 11" x 10' 0" (3.63m x 3.05m)
Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

Bathroom
Obscure double glazed window to side aspect, panelled bath, pedestal hand basin, low level WC, complimentary tiling to walls, tiled flooring.

Lounge / Diner
22' 3" x 11' 0" nt 8'11" (6.78m x 3.35m)
Double glazed bay window to front aspect, double glazed panelled door to rear aspect, two radiators, wood effect laminate flooring, coving to ceiling, archway leading to:

Kitchen / Diner
15' 5" x 11' 2" (4.70m x 3.40m)
Double glazed window to rear aspect, double glazed panelled door leading to rear garden, range of fitted base and wall mounted units, roll top work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, 4 point gas hob with extractor over, splash back tiling, coving to ceiling incorporating downlights, vinyl flooring, door to lobby and double doors to:

Conservatory
14' 7" x 8' 8" (4.44m x 2.64m)
Double glazed windows to rear aspect, double glazed panelled door leading to Garden, wood effect laminate flooring.

Lobby (Potential Utility Room)
15' 10" x 3' 8" (4.82m x 1.12m)
Door to Garage.

Inner Hallway
Carpet flooring, doors leading to:

Bedroom 2
10' 1" x 10' 1" (3.07m x 3.07m)
Double glazed window & double glazed panelled door leading to rear garden, radiator, coving to ceiling, carpet flooring.

Bedroom 3
9' 11" x 6' 4" (3.02m x 1.93m)
Double glazed window to side aspect, radiator, coving to ceiling, carpet flooring.

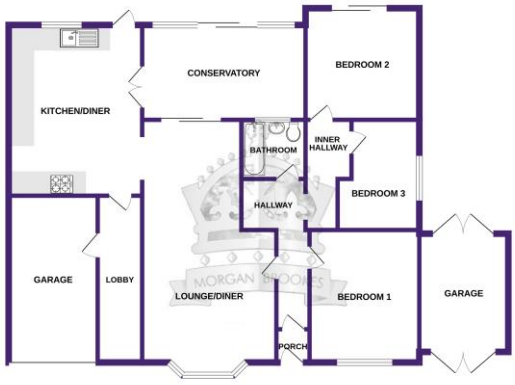
Rear Garden
Decked seating area, remainder laid to lawn, two sheds, side access.

Front Of Property
Parking for multiple vehicles, leading to garages.

Garage
Power and light connected, up and over door, combination boiler, fuse box.

Garage / Car Port
Barn style doors to front and rear.

GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



MORGAN BROOKES LTD
TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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

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.