



28.. Wamburg Road



28.. Wamburg Road Canvey Island SS8 8JR

£1,600 Per Month



Please Enquire Online

Three-bedroom mid-terrace house situated in a quiet cul-de-sac on Wamburg Road, Canvey Island, close to local schools, shops, bus routes, Smallgains Playing Fields, and Canvey Cricket Club.

The property offers:

- Off-street parking for up to 3 cars
- Rear garden with decking/patio area
- Large kitchen/diner
- Spacious lounge
- Ground floor cloakroom
- Ground floor bedroom
- Two further double bedrooms
- Modern shower room
- Gas central heating
- Double glazing
- Deposit: One month's rent
- Deposit protected with DPS
- ARLA Propertymark members



Porch

UPVC double-glazed entrance door to the side giving access to a porch which has a textured ceiling, further UPVC double-glazed window to the side elevation with privacy screen under, radiator, wallpaper decoration, door to cloakroom, further internal door giving access to a spacious hallway.

Hallway

Coved textured ceiling, radiator, stairs to first floor accommodation with understairs store cupboards, open to kitchen/diner and door to bedroom three.

Cloakroom

Textured ceiling, obscured UPVC double-glazed window to the front elevation, part tiling to walls, chrome heated towel rail, modern three-piece white suite comprising enclosed system push flush wc with chrome mixer taps, tiled flooring.

Lounge

14'5 x 12'11 (4.39m x 3.94m)
Excellent-sized lounge which has a coved textured ceiling, double-glazed sliding patio doors giving access to a lean-to, UPVC double-glazed window to the rear, radiator, feature fire surround, wood laminate flooring,

Lean-To

7'10 x 5'1 (2.39m x 1.55m)
Has a perspex sloping roof, double-glazed windows to one aspect, two sliding double-glazed patio doors to two further aspects.

Kitchen Diner

15'8 x 11'6 max (4.78m x 3.51m max)
Excellent-sized room which is open planned to the lounge, coved textured ceiling, tiling to splashback, wood laminate flooring, white



gloss units to base and eye level with matching drawers all with chrome handles and roll top worksurfaces over incorporating one and a quarter stainless steel sink and drainer with chrome mixer tap, four ring electric hob with oven under and pull out extractor over, plumbing for washing machine, space for other appliances, wood laminate flooring.

Ground Floor Bedroom Three

12'4 x 8'6 (3.76m x 2.59m)

Excellent-sized double bedroom with a coved textured ceiling, UPVC double-glazed bay window to the front elevation, radiator, wood laminate flooring.

First Floor Landing

Coved textured ceiling, loft hatch, doors off to the accommodation, a good-sized store cupboard, carpet.

Bedroom One

15'11 x 12'2 (4.85m x 3.71m)

Excellent-sized main bedroom with coved textured ceiling, two UPVC double-glazed windows to the front elevation, radiator, fitted wardrobes with top boxes to remain, and carpet.

Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)

A further good-sized double bedroom which has a coved textured ceiling, UPVC double-glazed window to the rear elevation, built-in wardrobe, radiator, carpet.

Shower Room

A stunning modern contemporary shower room with coved textured ceiling, obscured UPVC double glazed window to the rear, attractive tiling to walls and to the floor, chrome heated towel rail, large shower tray with glass screen and wall mounted chrome shower, enclosed system which includes a sink with chrome mixer taps set into a large vanity unit which also incorporates a push flush wc.

Exterior

Rear Garden

Commences with a decking area and block paving, a shed to the rear of the garden to remain, various shrubs, hedging, and trees, etc, fencing to boundaries, and a gate giving rear access, outside tap.

Front Garden

A large block paved driveway providing off-street parking for approximately three vehicles with attractive wrought iron fencing and a complementary gate.

Agent Note

We understand the combination boiler is located in the loft.





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