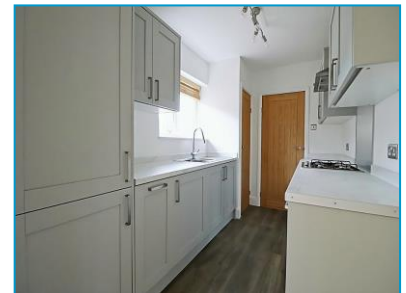




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Temptin Avenue, Canvey Island



**Morgan Brookes believe** - This recently refurbished 1 bedroom bungalow is a first time buyers dream having been recently refurbished & offering good size accommodation throughout & low maintenance rear garden. The property is located in the popular Smallgains area of Canvey and within a short distance to Smallgains Playing Fields.

**Our Sellers love** - Have loved how light and open the layout of this bungalow is and how welcoming it feels the moment you walk through the door. Having the large playing field at the end of the road and the beach being about a 10 minute walk away has been perfect for their daily dog walks.

### Key Features

- Guide Price £260,000 - £270,000.
- 1 Bedroom Bungalow.
- Modern Fitted Kitchen.
- Modern Fitted Bathroom.
- Low Maintenance Rear Garden.
- Driveway Located To The Rear.
- Popular Smallgains Location.
- No Onward Chain.

**£250,000**



# Temptin Avenue, Canvey Island

## Entrance

Double glazed paneled door to:

## Entrance Hall

**7' 10" x 4' 8" (2.39m x 1.42m)**

Double glazed window to front aspect, radiator, storage cupboard, smooth ceiling incorporating loft access, wood effect vinyl flooring, door to living room & further door to:

## Kitchen

**11' 5" x 7' 0" (3.48m x 2.13m)**

Double glazed window to side aspect, range of fitted base and wall mounted units, square edge work surfaces incorporating stainless steel sink & drainer units, 4 point gas hob with extractor above, fitted oven, integrated fridge/freezer, cupboard housing boiler, smooth ceiling, wood effect vinyl flooring, door to:

## Inner Hall

**6' 5" x 2' 8" (1.95m x 0.81m)**

Double glazed door to side aspect leading to rear garden, wood effect vinyl flooring, door to bedroom, door to:

## Bathroom

**6' 10" x 5' 8" (2.08m x 1.73m)**

Obscure double glazed window to rear aspect, bath with shower screen, concealed cistern WC, vanity hand basin, stainless steel heated towel rail, smooth ceiling incorporating downlights, complimentary tiling to walls and flooring.

## Bedroom

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

Double glazed window to rear aspect, radiator, smooth ceiling, wood effect vinyl flooring.

## Living Room

**15' 8" x 11' 0" (4.77m x 3.35m)** Double glazed window to front aspect, feature fireplace, radiator, coving to smooth ceiling, wood effect vinyl flooring, door to Kitchen.

## Rear Garden

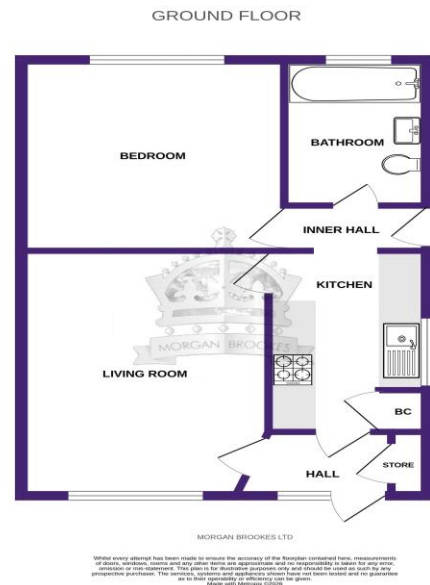
Mainly laid to lawn, side access gate.

## Driveway

Access via Gifhorn Road, allowing access into rear garden via a gate.

## Front Of Property

Mainly laid to lawn



**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: B**

**01268 755626**

**morganbrookes.co.uk**

**£250,000**

### 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.