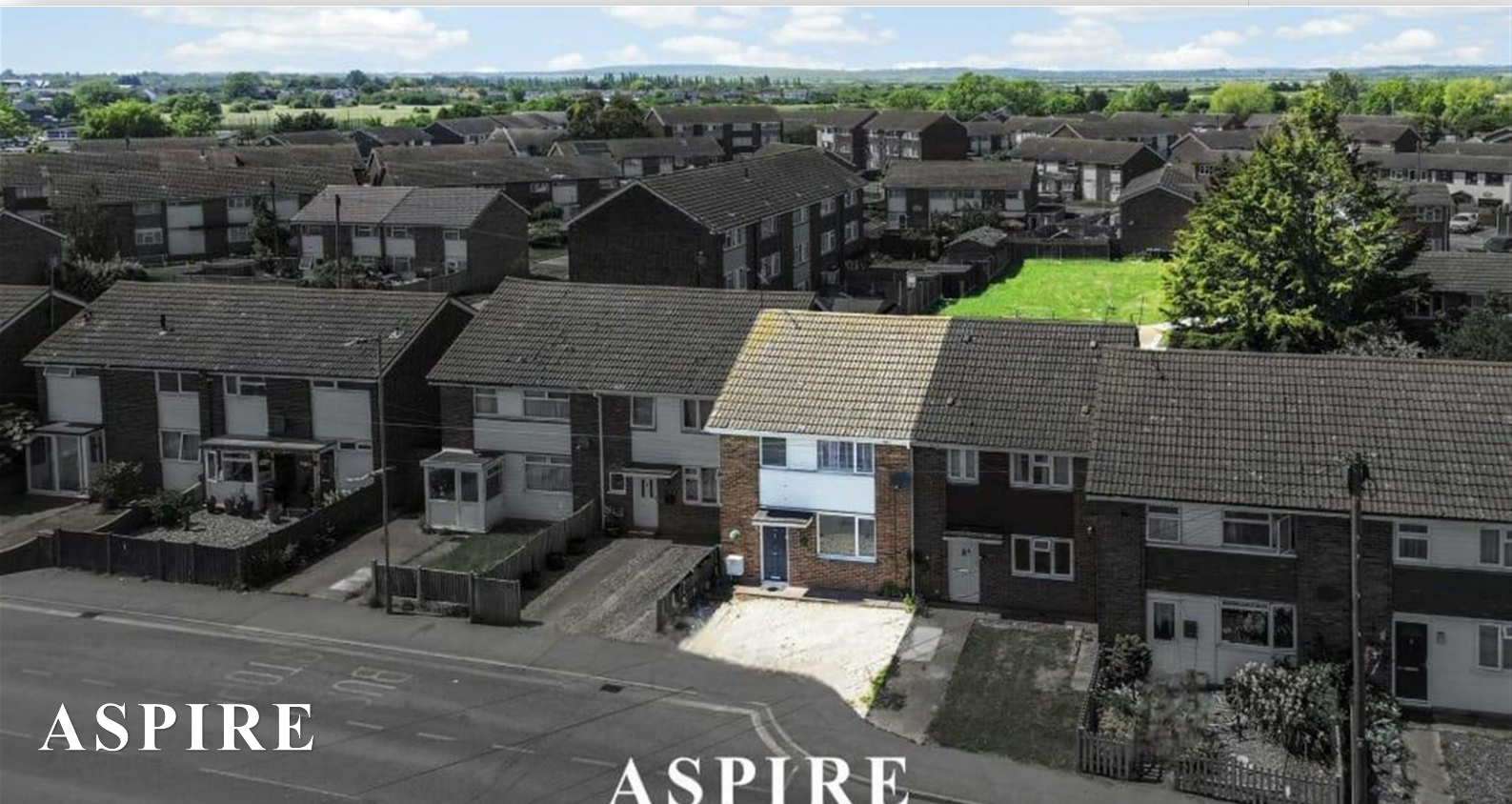


*To arrange a viewing contact us  
today on 01268 777400*



## Link Road, Canvey Island £300,000

Aspire are pleased to present this surprisingly spacious three bedroom mid terrace home, ideally positioned for first time buyers, London commuters and young families looking for convenience, practicality and great value.

Internally, the property offers far more space than first expected, with a generous lounge running front to back, creating a fantastic living and dining area perfect for everyday family life or entertaining. The kitchen is practical, with a good amount of worktop and storage space.

To the rear, the property has been further enhanced with an extended outbuilding, providing a useful utility area and W/C, adding valuable extra space to the home.

Upstairs, there are two double bedrooms, a larger than average single bedroom and a four piece family bathroom, making this an ideal layout for first time buyers, families or those needing space to work from home.

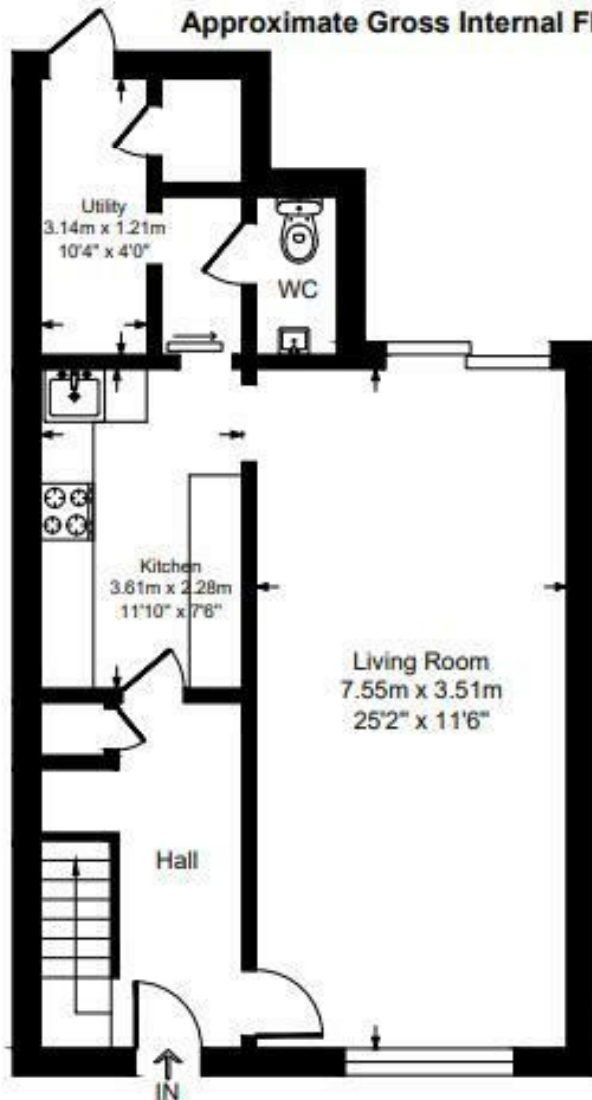
Externally, the home benefits from off street parking to the front, rear access and additional rear parking. The west facing rear garden offers a lovely space to enjoy the afternoon and evening sun.

The location is a real standout. With bus links providing easy access to the train station in approximately four stops, this is a brilliant option for London commuters wanting a well connected home without compromising on space. Schools, childcare, shops and doctors are all close by, making day to day life incredibly convenient.

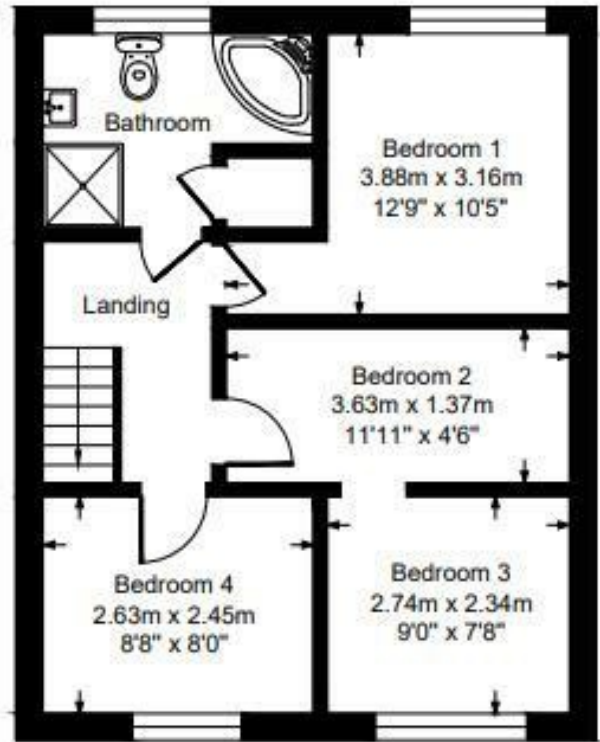
This is a fantastic opportunity for buyers looking for a spacious, practical and well connected home in a highly convenient location.

# Link Road

Approximate Gross Internal Floor Area = 100.5 sq m / 1083 sq ft

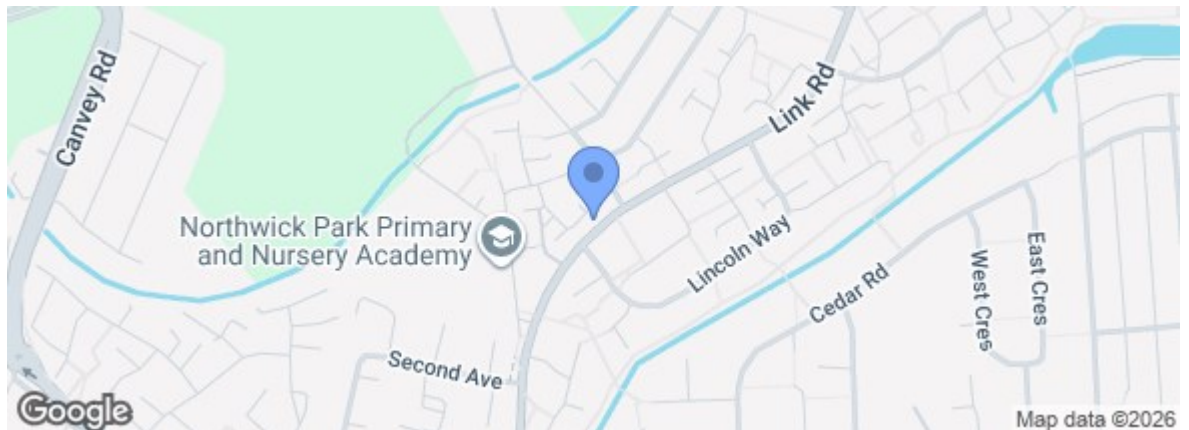


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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.