



WAYNE DIGGINS

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Dollant Avenue, Canvey Island, SS8 9EJ

Offers Over £300,000

2 1 1

- Beautifully presented 2-bedroom semi-detached bungalow
- Modern contemporary decor throughout
- Two good-size, well-presented bedrooms
- Modern three-piece bathroom
- Close to shops, restaurants, and local amenities
- Quote WD1273 when calling to view - Calls answered 24/7
- Spacious, light-filled lounge
- Nicely presented kitchen with ample storage
- Of street parking for two cars
- Early viewing advised



HOME SWEET HOME!!! Ref: WD1273 – Welcome to this charming and beautifully maintained two-bedroom semi-detached bungalow, ideally located on the ever-popular Dollant Avenue in Canvey Island. Perfectly combining style, comfort, and convenience, this property is an excellent opportunity for first-time buyers, downsizers, or anyone seeking a move-in-ready home in a peaceful yet well-connected neighbourhood. As you step inside, you are greeted by a bright and inviting hallway offering access to all rooms and immediately showcasing the home's modern contemporary decor. This welcoming space sets the tone for the light and spacious feel that flows throughout the bungalow. To the front of the home sits a bright and spacious lounge, tastefully decorated in neutral tones and filled with natural light—an ideal room for relaxing after a long day or entertaining guests.





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Total area: approx. 57.5 sq. metres (618.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Dollant Avenue



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	