

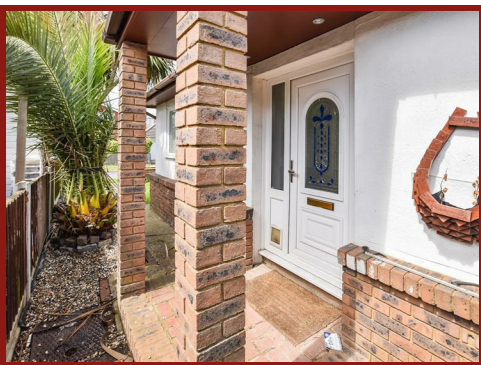


# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**1b Rose Road, Canvey Island, Essex, SS8 0BP**

**Guide Price £275,000 Freehold**

OFFERED WITH NO ONWARD CHAIN A 2 BEDROOM DETACHED BUNGALOW. Situated in a convenient position being within walking distance of Canvey shopping centre. Lounge, modern bathroom, 13'9 x 11'9 bedroom one. Small easily maintained garden, garage and off street parking. UPVC Double glazed. Guide Price £275,000 - £290,000

## 1b Rose Road, Canvey Island, Essex, SS8 0BP

Part glazed UPVC side entrance door with part glazed obscure glass panel to side leading to:-

### Entrance Hall

Carpet, full height storage cupboard with electric consumer unit and power point, radiator, coved ceiling, doors to:-

**Lounge 12'8 x 10'3 (3.86m x 3.12m)**



Window to front, radiator, coved and skimmed finish ceiling.

**Kitchen 9'8 x 5'4 (2.95m x 1.63m )**



Fitted with base units to one wall, wall units, full height cupboard concealing Ideal gas central heating combination boiler. Wood effect work surfaces with inset one and half bowl stainless steel sink unit. Plumbing and space for washing machine, space another appliance. Fully tiled to two walls, Window to side.

**Bedroom One 13'9 plus door recess x 11'9 (4.19m plus door recess x 3.58m)**



Window to rear, laminate flooring, coved ceiling.

**Bedroom Two/Dining Room 12'6 x 7'5 (3.81m x 2.26m)**



French doors to rear leading onto garden, laminate flooring, loft hatch, radiator, coved ceiling.

### Bathroom



Modern white suite comprising panelled bath with mixer tap with wall mounted shower attachment, Close coupled dual flush W.C. White gloss vanity unit with inset wash hand basin and cupboards under. Fully tiled to bath area, the remainder walls half tiled, tiled floor, radiator, Obscure window to rear.

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## Garden



Small easily maintained garden, patio area, gravelled area ideal for pots, gated access to side leading to front garden.

## Front

Low front boundary wall, mainly laid to lawn with shrub boarder, hard standing for parking and access to garage. Pathway with gravelled bed to side leading to side entrance door.

## Garage 16'4 x 7'8 (4.98m x 2.34m)

Up and over door, light.

## Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



Ground Floor  
643 sq.ft. (59.7 sq.m.) approx.



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TOTAL FLOOR AREA : 643 sq.ft. (59.7 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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