

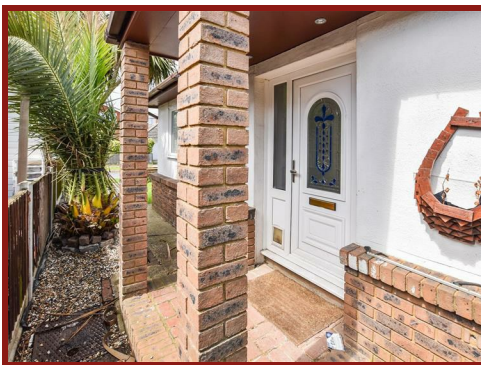


COUNTRYSIDE ESTATES

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

Guide Price £290,000 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. Viewing advised

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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

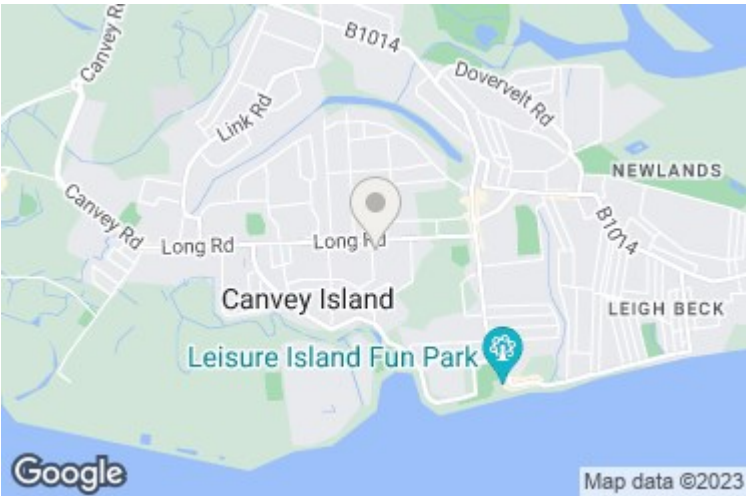
Low front boundary wall, mainly laid to lawn with shrub boarder, hard standing for parking and access to garage. Pathway with gravelled bed to side leading to side entrance door.

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

Up and over door, light.

Council Tax Band B

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





These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed
Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.