

COUNTRYSIDE

ESTATES



3 Limetree Road, Canvey Island, SS8 8JW

£290,000 Freehold

A IMMACULATLEY PRESENTED DETACHED BUNGALOW SITUATED WITHIN A QUIET CUL DE SAC. Offering good sized lounge/diner and modern kitchen with integrated appliances, double bedroom with fitted wardrobes and fully tiled shower room. Externally, ample off street parking, garage and landscaped rear garden. Viewing highly recommended.

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Accommodation

Composite part glazed entrance door, opening through to:

Entrance Porch

Laminate wood flooring, smooth plastered ceiling, glazed door leading to:

Lounge/Diner 16'8 x 9'9 (5.08m x 2.97m)



Upvc double glazed bay window to front aspect, coved smooth plastered ceiling, laminate wood flooring, two radiators, TV and power points.



Kitchen 12'8 x 7'3 (3.86m x 2.21m)



Upvc double glazed french doors and glazed side panel leading out to rear garden, coved smooth plastered ceiling, laminate wood flooring, modern white gloss fitted units with contrasting worktops and tiled splash backs. Integrated appliances comprising eye level oven, micro-wave oven, induction hob with extractor fan over, dishwasher, washing machine, one and half sinks with drainer and chrome mixer tap, space for American style fridge freezer, radiator and power points.



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Bedroom 10'8 x 8'11 (3.25m x 2.72m)



Upvc double glazed window to rear aspect, coved smooth plastered ceiling, carpet, range of fitted wardrobes and bedroom furniture, radiator, TV and power points.

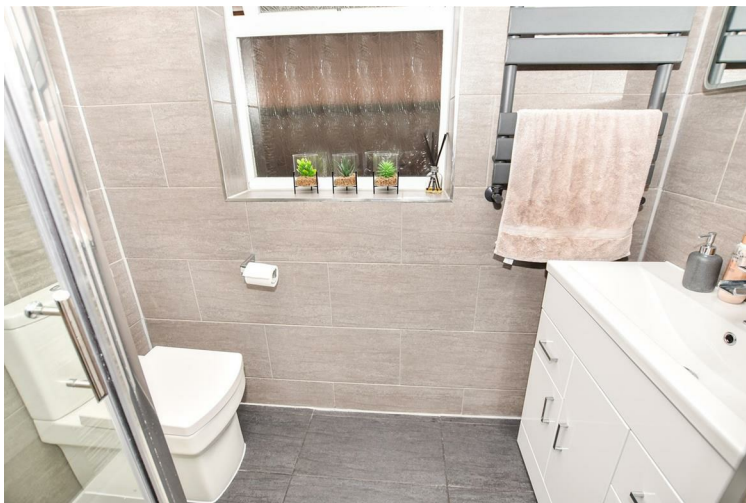


Rear Garden 29' x 26' (8.84m x 7.92m)



Landscaped garden with spacious blocked paved patio and lawned area bordered with flowerbeds, side access, external lighting, water tap and power points.

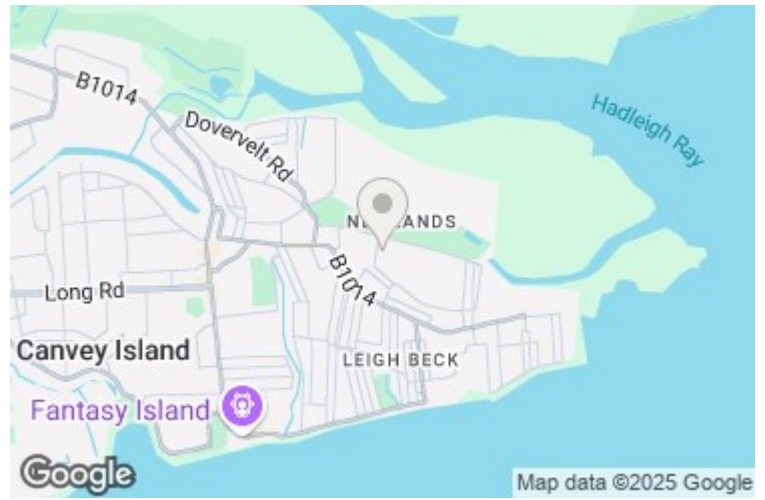
Shower Room 6'10 x 5'10 (2.08m x 1.78m)



Upvc double glazed obscure window to side aspect, smooth plastered ceiling with inset spotlights, tiled flooring, fully tiled walls, shower cubicle with glass sliding doors, ceiling fitted rainfall chrome shower head and hand held, vanity unit with inset hand wash basin and chrome waterfall tap, close coupled W.C, wall mounted heated towel rail.



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Garage 16'5 x 7'10 (5.00m x 2.39m)

Electric roller shutter garage door, upvc double glazed french doors leading to rear garden, power points and lighting.

Front Garden



Low maintenance hard standing driveway and remainder laid with shingle providing off street parking for numerous vehicles.

Council Tax

BAND B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

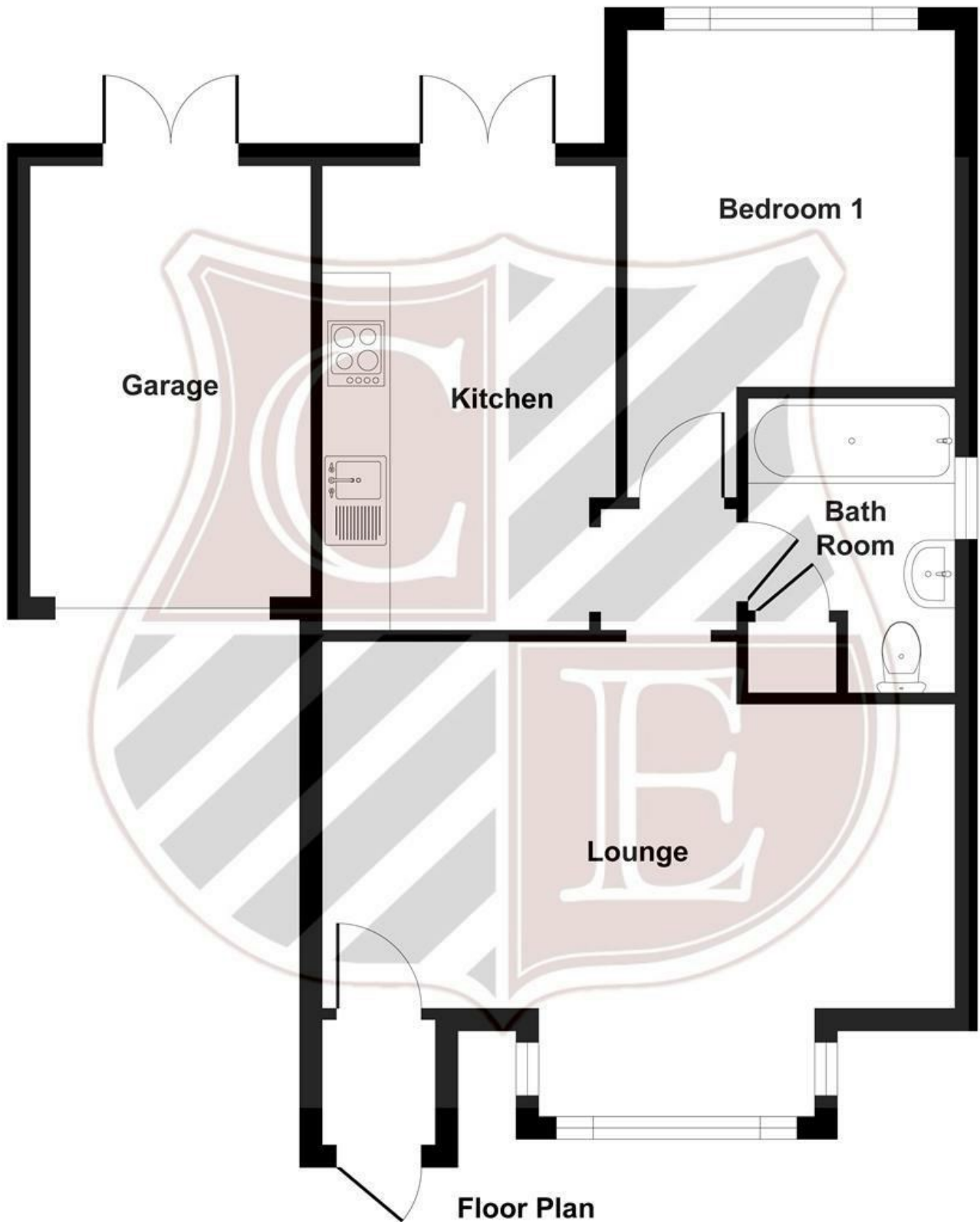


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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