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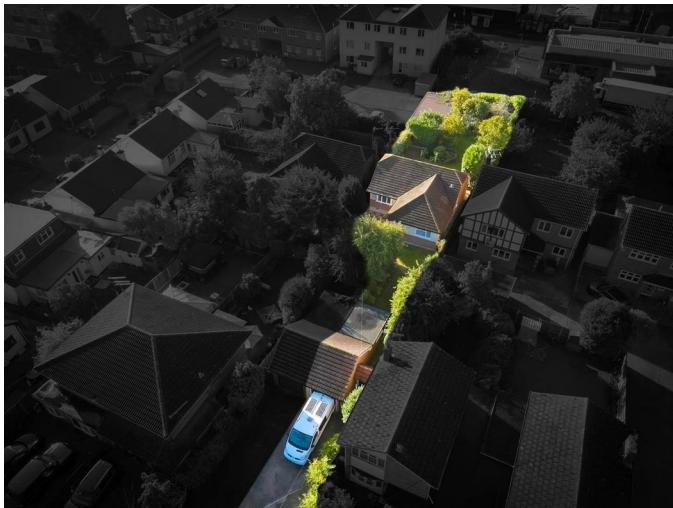
# 6 Rainbow Road Canvey Island, Essex SS8 8AE Guide Price £430,000



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**Kitchen 14'4 x 8'8 (4.37m x 2.64m)**

#### Hall



Double Glazed door connecting into the hallway, Laminate flooring, glass doors to the kitchen and lounge, panelled doors to the remainder, airing cupboard and access to the loft, and Radiator. Coving to flat plastered ceiling.

#### Lounge 17'5 x 12'9 (5.31m x 3.89m)



Double Glazed Patio doors opening out onto the garden, Radiator, mock feature electric fireplace, ample space if needed for dining room table and chairs. Coving to flat plastered ceiling.



A newly fitted kitchen with gloss white units and draws at base level with space for domestic appliances and plumbing for washing machine, Double Glazed UPVC bay Window to the front elevation, Radiator. Rolled-edged work surfaces over with inset stainless steel sink and four-ring gas hob, waist height double oven, Attractive grey tiling to the splash backs and matching units at eye level with extractor and coving to flat plastered ceiling.



**Bedroom One 12'9 x 12'4 (3.89m x 3.76m)**



A spacious main bedroom with newly fitted wardrobes and draw units across one wall. Radiator, Double Glazed UPVC Window to the rear elevation. Coving to flat plastered ceiling.

**Bedroom Two 14'1 x 9'4 (4.29m x 2.84m)**

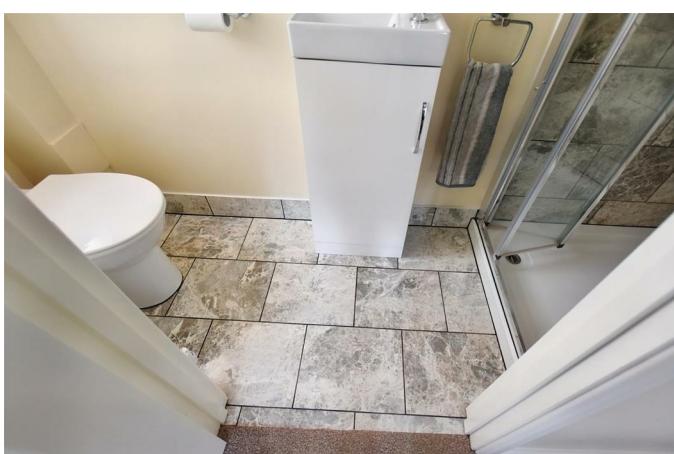


Radiator, Double Glazed UPVC Window to the front, Coving to flat plastered ceiling.

**Bedroom Three 10'1 x 7'4 (3.07m x 2.24m)**



**En-suite**



Double Glazed window to the side, Newly installed suite with Low-Level WC, Small vanity unit with inset wash hand basin and tiled shower cubicle. Tiling to the sink splash backs and floor.

Radiator, Double Glazed UPVC Window to the front and smaller high level one to the side Coving to flat plastered ceiling.

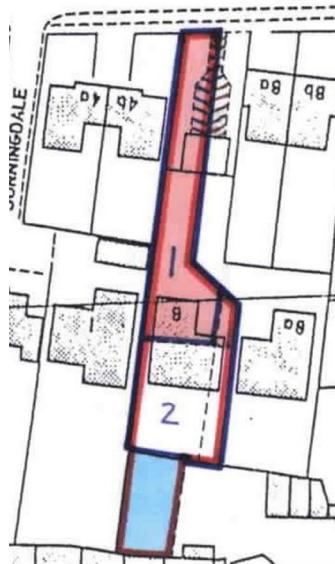
**Bathroom**



Double Glazed obscure window to the side Coving to flat plastered ceiling. A Three Piece newly installed white suite comprising a Low-Level Push flush WC, a Panelled bath with shower and vanity unit with an inset wash hand basin, Tiling to the floors, and splash back areas. Inset Spotlights

## Front

Ample parking to the front with a lockable gate providing access to a very good size secluded front garden with a pathway to the front door with an array of shrubbery to the boundaries retaining lawned gardens



## Garage 30ft (9.14mft)



Up and Over door and further doors connect to the garden. With power and electric and with a door connecting to the garden.

Local Authority Castle Point

Local authority reference number 0294951

Council Tax band C

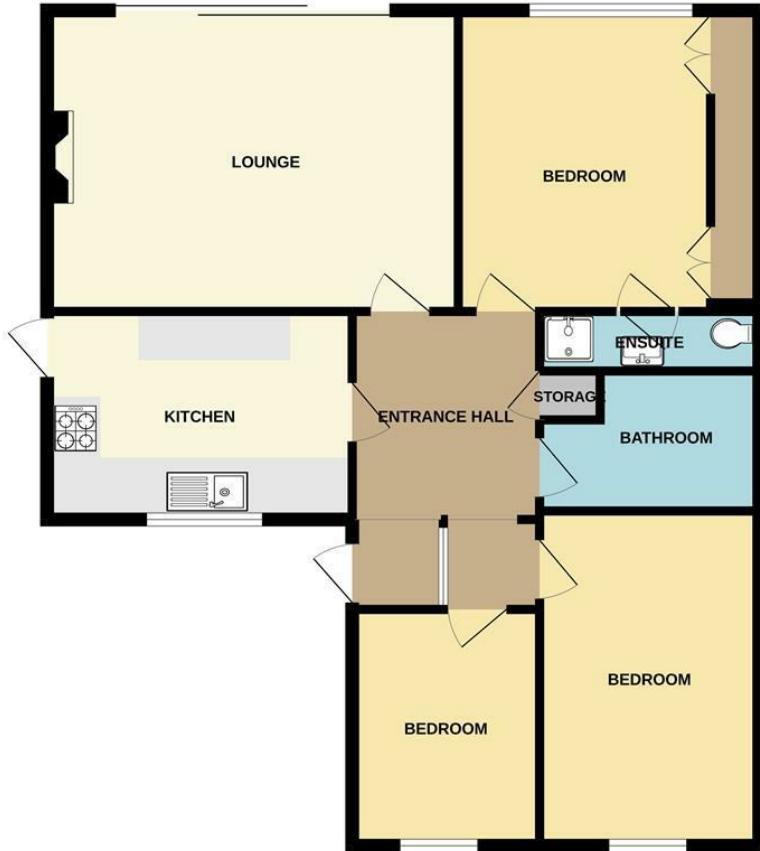
## Rear 70ft (21.34mft)



South facing, completely secluded with a spacious patio and front access. The garden features lawns, an extensive variety of flowers and shrubbery, and a pathway leading to two sheds and a greenhouse at the back.



GROUND FLOOR



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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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		82	42
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) 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	

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