

£235,000



72. First Avenue, Canvey Island, Essex, SS8 9LS

This mid-terraced family house offers spacious living space, featuring three spacious bedrooms, and is in a central location. You'll find seamless access to London's Fenchurch Street, with local shops, bus routes to the town, and Benfleet trains station all within easy reach. Upon entering the property, the entrance hallway leads to the ground-floor cloakroom, a generously sized through lounge/diner, a kitchen at the rear, three well-proportioned bedrooms on the first floor, and a three-piece family bathroom. UPVC double glazing, gas heating via radiators, and a convenient garage directly to the property's rear. Additionally, the property boasts a front-facing position, further enhancing its allure and making it a prime investment opportunity you won't miss.

PLEASE NOTE: The property is of concrete construction (Selleck Nicholls rationalised concrete) and must be verified with a mortgage lender that it is within their criteria.

- Three bedroom mid-terraced family home
- Fitted kitchen
- Three piece family bathroom
- Garage located directly to the rear.
- Ideal Investment opportunity
- Ground floor cloakroom
- UPVC double-glazing
- Good size through lounge/diner
- Three well proportioned bedrooms to the first floor
- Gas heating via radiators

Hall

Central UPVC entrance door with obscure double-glazed panel leading to the entrance hall radiator, stairs connecting to the first floor,

Cloakroom

Coved and textured ceiling, suite comprising of low level w/c, wall mounted wash hand basin, fully tiled floor, half ceramic tiling to the walls, wall mounted boiler, glazed window to the front.

Lounge/Diner 23'4x10'4 (7.11mx3.15m)

Good size through the room with UPVC double glazed bay window to the front elevation with radiator below, TV and power points. Dado rail, coved to flat plastered ceiling, double-glazed patio doors providing access to the rear garden, ample space for table and chairs if required.

Kitchen 10'4x10' (3.15mx3.05m)

UPVC double glazed window to the rear, double-glazed UPVC door providing access onto the rear garden, 1¼ stainless steel sink unit inset to a range of rolled edge working surfaces with white finished units at base and eye level, space for cooker with fitted extractor over, plumbing and space for washing machine and fridge/freezer. Ceramic tiled splash back and power points.

First Floor Landing

Textured ceiling, access to loft via hatch and panel doors off to the accommodation.

Bedroom One 13'6x10'6 (4.11mx3.20m)

UPVC double-glazed window to the rear, radiator, power points, coved to flat plastered ceiling.

Bedroom Two 10'5x10'1 (3.18mx3.07m)

UPVC double-glazed window to the rear, radiator, power points, coved to flat plastered ceiling, storage cupboard.

Bedroom Three 10'x7'6 (3.05mx2.29m)

Double-glazed window to the front elevation, radiator, coved to flat plastered ceiling.

Bathroom

Obscure double-glazed window to the front elevation, modern suite comprising of panelled bath with shower mixer taps, low level w/c, pedestal wash hand basin, ceramic tiling to the balance of walls, radiator, coved to flat plastered ceiling with down lighting.

Front Garden

Enclosed by low level fence.

Rear Garden

Raised decked seating area with concrete patio area, personal door in the rear fence providing rear access.

Garage

Located to the rear with power and light connected and door leading to the rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix G2017

EPC Band - D

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