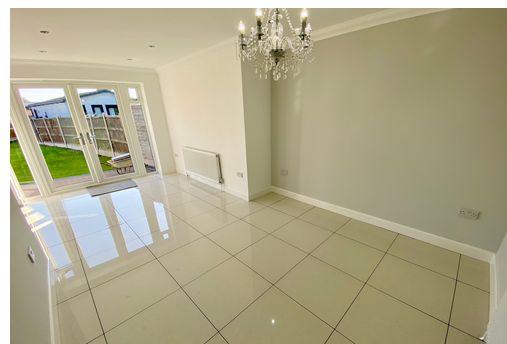




Gwendalen Avenue Canvey Island SS8 8JF

- Three Bedrooms
- Double Glazed
- Gas Central Heating
- Modern Fitted Kitchen 15'9 x 11'6
- Modern En-Suite
- Modern Lounge 19'10 x 10'7
- Modern Fitted Bathroom/WC
- Fully Refurbished Throughout
- Approx 60' Rear Garden
- No Onward Chain



Guide Price: £375,000 - £400,000

Connollys are pleased to offer for sale this refurbished three bedroom semi-detached bungalow. Offered with no onward chain and ready to move in. The property boasts a newly fitted kitchen and bathroom and also has an en-suite to master bedroom. Viewing is a must to really appreciate what this home has to offer.

£375,000 Freehold

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Hallway:

Upvc double glazed door to side. Radiator. Tiled floor.

Bathroom/WC:

7' 4" x 6' 11" (2.24m x 2.11m) Obscured double glazed window to side. Panelled bath with mixer tap, electric shower, shower screen. Wash hand basin with mixer tap, Low level WC housed in unit and cupboard. Tiled walls and floor. Radiator.

Bedroom One:

11' 9" x 10' 8" (3.58m x 3.25m) Double glazed window to front aspect. Coved ceiling. Radiator. Fitted carpet.

Bedroom Two:

12' 0" x 10' 6" (3.66m x 3.20m)(Into bay window). Double glazed bay window to front. Coved ceiling. Fitted carpet. Radiator.

Bedroom Three:

8' 5" x 7' 11" (2.57m x 2.41m) Double glazed window to side aspect. Coved ceiling. Radiator. Fitted carpet.

En-Suite:

10' 7" x 3' 3" (3.23m x 0.99m) Shower cubicle. Wash hand basin with mixer tap, cupboard underneath. Low level WC. Radiator. Half tiled walls. Tiled floor.

Kitchen:

15' 9" x 11' 6" (4.80m x 3.51m) Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Modern grey wall and base units. Wooden effect worktops with stainless steel one and a half bowl sink and drainer with mixer tap. Tiled splash backs. Brand new Gas hob with extractor above, electric oven. Space for alliances. Radiator. Tiled floor.

Lounge:

19' 7" x 10' 7" (5.97m x 3.23m)((Narrowing to 19' 10" x 8' 6" (6.05m x 2.59m)). Upvc Double glazed french doors to rear garden. Smooth plastered ceiling with inset spotlights. Two radiators. Tiled floor.

Rear Garden:

Approx 60' in length, commenced by block paved patio area with remainder laid to lawn. Pedestrian side access.

Front Garden:

Offers potential for off road parking.

Council Tax:

Canvey Island Town Council:

Band B £1,608.81 per annum (Before discounts, if applicable).