

Avon Road, Canvey Island, SS8 0DH



£240,000

WILLIAMS & DONOVAN - requiring refurbishment is this two bedroom semi-detached bungalow, situated in a popular Canvey location, close to Jones Corner and William Read School. Benefitting from being offered with NO ONWARD CHAIN and having a 35' wide frontage, two reception rooms and West backing rear garden, this property would make an ideal project. EPC rating - D. Our ref: 12875

Directions: From Waterside Farm roundabout, take the A130 Canvey Road on to the island. Take the 1st exit at two roundabouts. Then, follow the A130 for about a mile, following on to Long Road. Continue on at the mini roundabout. Just after William Read Primary School on the right hand side, turn right into Craven Avenue. Take the 1st turning on the left into Stanford Road, then 1st right into Avon Road where the property can be found on the right hand side.



Tel: 01268 755252 www.williamsanddonovan.com

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Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH

Obscure double glazed windows to front and rear aspect. Double glazed door to REAR GARDEN. Door to:

HALLWAY

Radiator. Door to:

KITCHEN 7' 10" x 6' 9" (2.39m x 2.06m)

Double glazed window to side. Loft access. Range of base and eye level units. Roll edged working surfaces. Stainless steel sink drainer. Space for cooker. Space for fridge/freezer.



UTILITY ROOM

Glazed window to rear. Range of base and eye level units. Space and plumbing for washing machine.

LOUNGE 12' 10" x 12' (3.91m x 3.66m)

Double glazed window to front aspect. Double glazed French style doors leading to FRONT GARDEN. Two radiators. Gas fireplace.



DINING ROOM 12' x 10' (3.66m x 3.05m)

Double glazed window to rear aspect. Gas fireplace. Radiator.



BEDROOM ONE

Double glazed bay window to front aspect. Radiator.



BEDROOM TWO

Double glazed window to rear. Radiator.



SHOWER ROOM 6' 8" x 5' 10" (2.03m x 1.78m)

Skimmed ceiling. Obscure double glazed window to front aspect. Shower cubicle with mixer shower. Hand wash basin with storage beneath. Radiator.



SEPARATE W/C

Obscure double glazed window to rear aspect. High level w/c. Radiator.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a block paved driveway provides off street parking for up to two vehicles, with the remainder being laid to lawn. Shrub borders. Brick retaining wall to front boundary with wrought iron gates to driveway and path to front door.

The **REAR GARDEN** is West backing and measures approx. 40' commencing with patio leading to lawn. Flower bed and shrub borders. Outside tap. Gated side access.





TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)
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