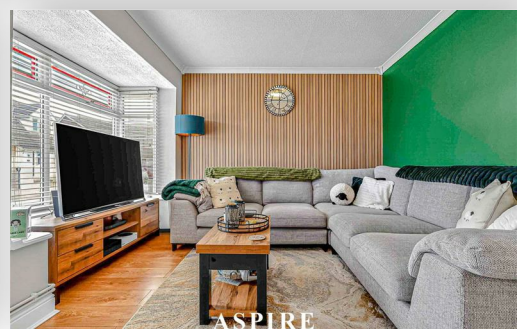


To arrange a viewing contact us  
today on 01268 777400



## A, Mayland Avenue, Canvey Island, Essex, Guide price £300,000

Aspire Estate Agents are delighted to present this fantastic two-bedroom purpose-built bungalow, ideally situated in a quiet residential location on Canvey Island, close to local amenities and within easy reach of the seafront.

Beautifully maintained throughout, this attractive home offers an excellent opportunity for first-time buyers, downsizers, or anyone seeking comfortable single-storey living. Upon entering, you are welcomed by a bright and inviting lounge, complemented by two well-proportioned bedrooms and an immaculate shower room.

The property also features a modern fitted kitchen which leads through to a sunny conservatory, providing an ideal dining space overlooking the south-facing rear garden. Additional benefits include a brand-new boiler, off-street parking, and an attached garage.

With its practical layout, excellent condition, and desirable location, this bungalow is ready to move into and enjoy.

## Accommodation

Lounge – 13'7" x 9'10"

Kitchen – 10'1" x 7'11"

Conservatory – 8'9" x 7'8"

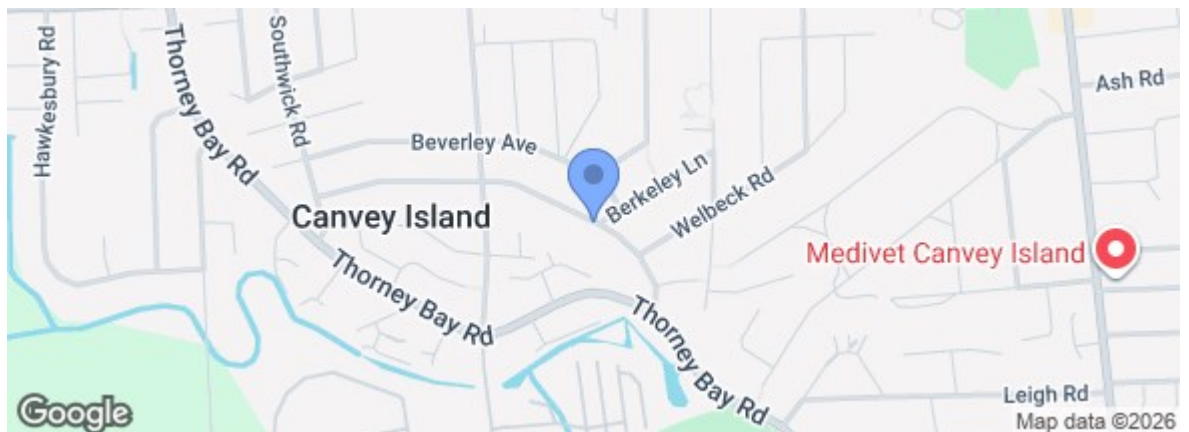
Bedroom One – 11'9" x 8'0"

Bedroom Two – 8'9" x 7'1" (plus cupboard)

Shower Room – 6'5" x 4'3"

Garage – 17'3" x 7'11"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(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 <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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.