



Kempsters
ESTATE AGENTS

2 Aspen Close
Canvey Island SS8 9JJ

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Offers in the region of
£240,000

This two double bed roomed semi detached bungalow is situated in a popular residential location within easy reach of local amenities. Features include a bright lounge, kitchen/breakfast room, utility room, shower room and large corner plot.



- Lounge 14'5 x 10'8
- Kitchen/breakfast room 11'9 x 9'11
- Utility room 9' x 5'11
- Bedroom one 12'6 x 10'6
- Bedroom two 12'6 x 11'4>9'3
- Shower room
- Rear garden approx 48' x 57'
- Front and side garden

ENTRANCE HALL

Coved ceiling, access to loft space, built-in storage cupboard housing meters, further built-in storage cupboard, radiator, power points, fitted carpet.

LOUNGE

14'5 x 10'8 (4.39m x 3.25m)

Double glazed window to rear, coved ceiling, fireplace with inset coal effect fire, radiator, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

11'9 x 9'11 (3.58m x 3.02m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surface, inset single drainer sink unit, integrated double oven, hob, extractor and fridge/freezer, space for washing machine, part tiling to two walls, radiator, power points, tiled floor.

UTILITY ROOM

9' x 5'11 (2.74m x 1.80m)

Double glazed window and double glazed door lead to rear garden, coved ceiling, fitted cupboards with work surface above and appliance space, built-in storage cupboard, built-in cupboard housing gas central heating boiler, further appliance space, radiator, power points, tiled floor.

BEDROOM ONE

12'6 x 10'6 (3.81m x 3.20m)

Double glazed window to front, coved and textured ceiling, radiator, power points, laminate floor.

BEDROOM TWO

12'6 x 11'4 reducing to 9'3 (3.81m x 3.45m reducing to 2.82m)

Double glazed window to front, coved and textured ceiling, radiator, power points, laminate floor.



SHOWER ROOM

Opaque double glazed window to side, coved and smooth plastered ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush wc, tiled walls, radiator, tiled floor.

REAR GARDEN

in excess of 48' deep x in excess of 57' wide (in excess of 14.63m deep x in excess of 17.37m wid)

Concrete patio area, lawn area with mature shrub borders, raised fish pond, raised decking area, pergola, two storage sheds, outside tap, outside light. Access to:

LARGE FRONT AND SIDE GARDEN

Laid to lawn with fence surround.







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
100-120 kWh/m ² A			100-120 g/m ² A		
81-100 kWh/m ² B			81-100 g/m ² B		
61-80 kWh/m ² C			61-80 g/m ² C		
41-60 kWh/m ² D			41-60 g/m ² D		
21-40 kWh/m ² E			21-40 g/m ² E		
1-20 kWh/m ² F			1-20 g/m ² F		
0-20 kWh/m ² G			0-20 g/m ² G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	