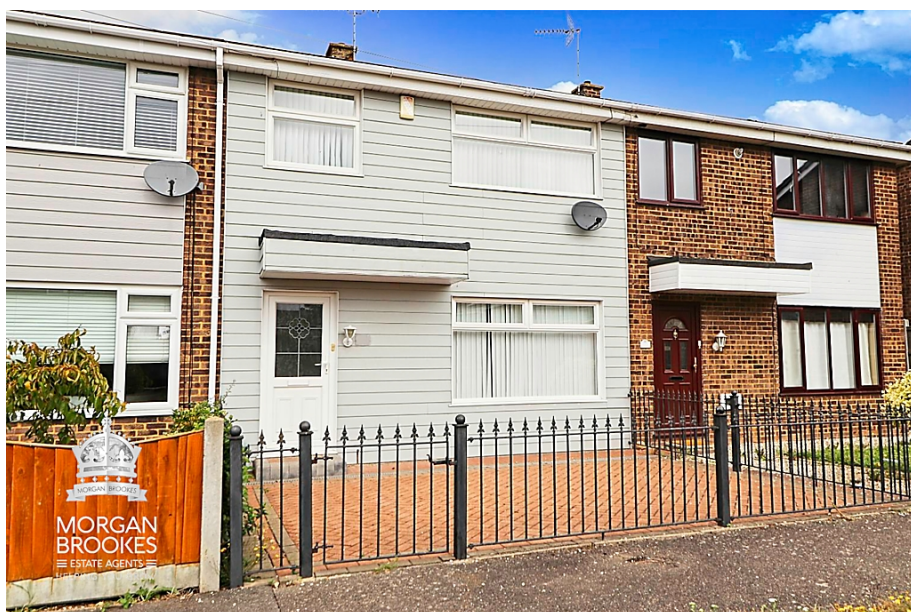




**MORGAN  
BROOKES**  
≡ ESTATE AGENTS ≡  
HELPING YOU GROW



## Chiltern Approach, Canvey Island



**Morgan Brookes believe** – This mid-terraced home is deceptively spacious, offering bright and versatile accommodation throughout; with a generous living room, open plan kitchen / dining space leading to a private garden, and three well-proportioned bedrooms, this property is ideal for families. Perfectly positioned close to schools, shops and local amenities.

### Key Features

- Available Immediately!
- Three Bedroom Mid-Terraced House.
- Spacious Living Room.
- Open Plan Kitchen / Dining Room.
- Private Rear Garden.
- Close Proximity To Schools & Local Amenities.
- Household Income: £43,400.00 + PA Required For Affordability

**Monthly Rental Of  
£1,550**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Chiltern Approach, Canvey Island

## Entrance

Double glazed panelled door leading to:

## Hall

**5' 11" x 3' 11" (1.80m x 1.19m)**

Wall mounted alarm panel, radiator, coving to ceiling, wood effect flooring, door leading to:

## Living Room

**18' 2" x 14' 4" (5.53m x 4.37m)**

Double glazed window to front aspect, stairs, under stairs storage area including gas and electric meters, radiator, wood effect flooring, coving to ceiling, open to:

## Kitchen / Dining Space

**18' 1" nt 9' 6" x 9' 3" (5.51m nt 2.89m x 2.82m)**

## Dining Space

Double glazed panelled door leading to garden, radiator, coving to ceiling, wood effect flooring opens to:

## Kitchen

Double glazed window to rear aspect, fitted with a range of base and wall mounted units, fitted oven & grill, space for plumbing & appliances, roll top work surface incorporating four point gas hob, one and one half sink and drainer, splash back tiles, cupboard housing combi boiler, coving to ceiling including down lights, wood effect flooring.

## Landing

**10' 4" x 6' 0" (3.15m x 1.83m)**

Built in storage cupboard, coving to ceiling including loft access, carpet flooring, door leading to:

## Bedroom One

**12' 2" x 11' 9" nt 9' 6" (3.71m x 3.58m nt 2.89m)**

Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring.

## Bedroom Two

**11' 9" nt 9' 11" x 11' 2" (3.58m nt 3.02m x 3.40m)**

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

## Bedroom Three

**8' 1" nt 7' 1" x 7' 11" (2.46m nt 2.16m x 2.41m)**

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

## Shower Room

**8' 3" x 5' 7" (2.51m x 1.70m)**

Obscure double glazed window to rear aspect, shower cubical, panelled hand basin, low level wc, radiator, tiled flooring and walls.

## Garden

Paved seating area, path to rear access, remainder laid to lawn, planting to rear, shed to remain, gated rear access.

## Front of Property

Fully block paved, low metal fencing, gated access.

## Additional Information

Rent: £1,550.00

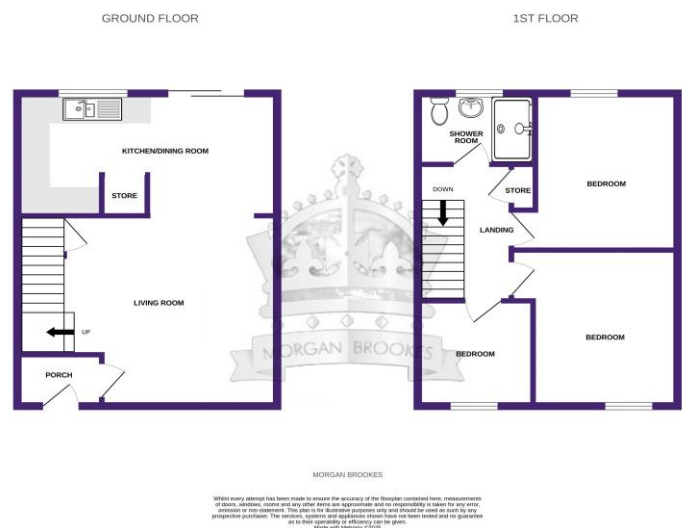
Deposit: £1,788.46

Holding Deposit: £357.69

Tenancy Length: Minimum 6 Months

EPC Rating: C

Available: Now!



## Local Authority Information

Castle Point Borough Council

**Council Tax Band: B**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of  
£1,550**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.