



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Rosbach Road, Canvey Island



Morgan Brookes believes – This superb detached bungalow boasts a large living room, contemporary fitted kitchen, three bedrooms, newly fitted bathroom, and a south-facing, low-maintenance rear garden! The property is also situated in a quiet cul-de-sac, within close proximity to local amenities and convenient transport links.

Key Features

- Available Now!
- Currently undergoing Refurbishment.
- Cul-De-Sac Positioned Detached Bungalow.
- Three Bedrooms.
- Newly Fitted Kitchen & Bathroom.
- South Facing Rear Garden.
- Off Road Parking & Garage.
- Close To Local Shops & All Transport Links.
- Household Income: £41,200.00+ Per Annum Required For Affordability

**Monthly Rental Of
£1,475**



Rosbach Road, Canvey Island

Entrance

Door leading to:

Living Room

15' 6" x 10' 5" (4.72m x 3.17m)

Double glazed window to front aspect, cupboard housing electric metre, radiator, air conditioning unit, coving to smooth ceiling, wood effect flooring.

Kitchen

10' 11" x 6' 6" (3.32m x 1.98m)

Double glazed window to rear aspect, double glazed door to garden, double glazed obscured windows to side aspect, fitted with a range of base and wall mounted units, roll top work surface incorporating stainless steel sink and drainer, built in oven with 4 ring gas hob, part tiled walls, smooth ceilings, wood effect flooring.

Inner Hallway

11' 1" x 2' 7" (3.38m x 0.79m)

Airing cupboard, doors to all rooms, carpet flooring, doors leading to:

Master Bedroom

10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed obscured window to rear aspect, painted walls, loft access, coving to smooth ceiling, radiator, carpet flooring.

Second Bedroom

12' 4" x 7' 2" (3.76m x 2.18m)

Double glazed window to front aspect, shelving, smooth ceilings, wood effect flooring.

Bathroom

8' 8" x 5' 2" (2.64m x 1.57m)

Double glazed velux window, pedestal wash hand basin, low level W/C, p-shaped panelled bath with shower system over, heated towel rail, tiled walls, coving to smooth ceiling, tiled flooring.

Third Bedroom

10' 9" x 7' 1" (3.27m x 2.16m)

Double glazed door opening onto garden, radiator, coving to smooth ceiling, carpet flooring.

Rear Garden

Laid to lawn area with decked area, summer house.

Front Of Property

Mainly laid to lawn, parking for up to three cars and gate leading to garden.

Garage

Up & Over garage door, power & Lighting

Additional Information

Rent: £1,475.00 PCM

Deposit: £1,701.92

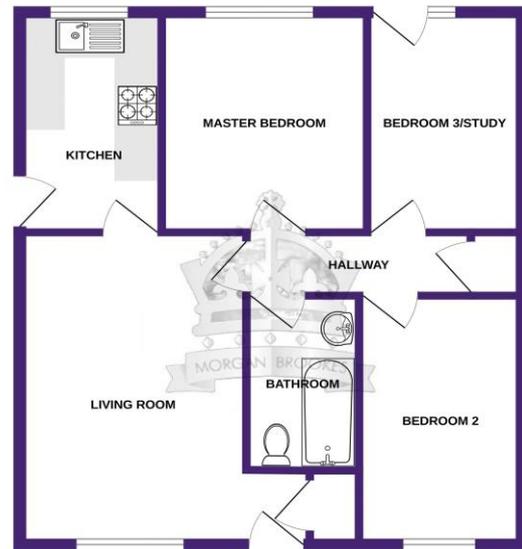
Holding Deposit: £340.38

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: Now!

GROUND FLOOR



MORGAN BROOKES
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Marked with Morgan 03/08

Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

morganbrookes.co.uk

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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.