
11 Cottesmore Close
RICHARD
POYNTZ

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Canvey Island
SS8 0EA

OIEO £225,000

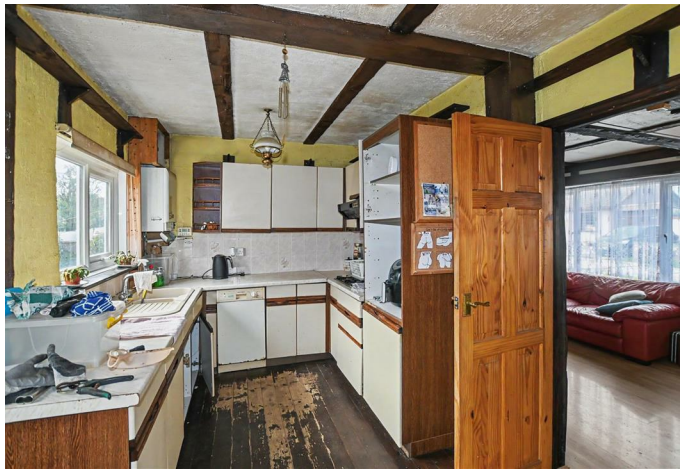
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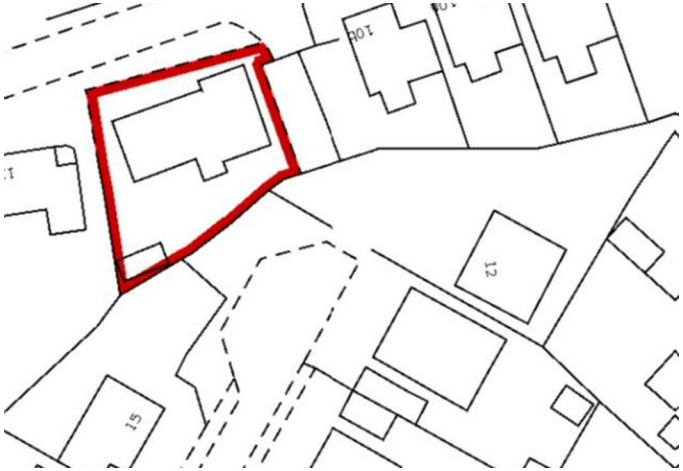
Situated within this highly sought-after cul-de-sac, conveniently located close to the town center, is this three-bedroom timber-framed, roughcast bungalow occupying a particularly wide and irregularly shaped plot.

In our opinion, the property offers excellent redevelopment potential, subject to obtaining all necessary planning permissions and consents.

The plot measures approximately 72 wide at the front . Prospective purchasers should refer to the Title Plan for the precise boundaries, as the plot is irregularly shaped. The rear garden is overgrown in places.

All measurements are provided for guidance only, and prospective purchasers are strongly advised to carry out their own measurements and investigations before making an offer.











Hall

Lounge
22'4 x 11'5 (6.81m x 3.48m)

Kitchen
15'02 8'06 (4.62m 2.59m)

Bedroom One
18'4 x 9'5 (5.59m x 2.87m)

Ensuite

Bedroom Two
11'5 x 10'3 (3.48m x 3.12m)

Bedroom Three
9'9 x 7'9 (2.97m x 2.36m)

Bathroom







Mierepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided.The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

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Tel No: 01268 **699 599** | Fax: 01268 699 080 | Email: rp@**richard**poyntz.**com**
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island **SS8 9PA**
Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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