



150 Second Avenue



**RICHARD
POYNTZ**

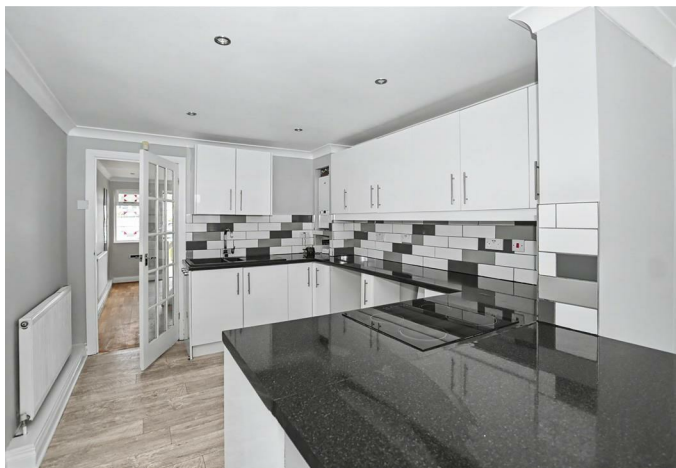
**150 Second Avenue
Canvey Island
Essex
SS8 9LN**

£270,000



Offered for sale with no onward chain is this extended three-bedroom family home, benefitting from off-road parking and a garage. The spacious accommodation comprises an entrance hallway with a ground-floor cloakroom, a generous fitted kitchen/breakfast room with integrated appliances and direct access to the rear garden, and a well-proportioned through lounge featuring a bay window.

On the first floor are three good-sized bedrooms and a modern family bathroom. Externally, the property enjoys a low-maintenance decked rear garden and further benefits from double glazing and gas-fired central heating.



Hall

Wooden entrance door with adjacent double-glazed windows to either side into a spacious entrance hall with stairs connecting to the first floor with storage under, access to the kitchen/diner, plus a cloakroom, wood style laminate flooring, and coving to the ceiling.

Lounge

22'10 x 10'5 (6.96m x 3.18m)

Double-glazed bay window to front elevation, double-glazed French doors to rear elevation opening to the garden, coving to flat plastered ceiling with inset spotlights, two radiators, laminate style flooring,

Kitchen/Diner

20'7 x 9'3 (6.27m x 2.82m)

Ample space for dining room table, double-glazed door and window to side elevation, further double-glazed window to the rear elevation, laminate style flooring, white gloss style units and drawers at base level with space for domestic appliances, work surfaces with small breakfast bar area, inset ceramic hob with oven under, tiling to splashbacks, matching units at eye level, coving to flat plastered ceiling with inset spotlights, opening through to the lounge.

Cloakroom

Suite comprising low level wc, wash hand basin, double glazed window to the side elevation.

First Floor Landing

Double-glazed window to the side elevation, doors off to the three bedrooms.

Bedroom One

13'7 x 10'6 (4.14m x 3.20m)

Double-glazed window and radiator.

Bedroom Two

10'6 x 10'2 (3.20m x 3.10m)

Double-glazed window and radiator.

Bedroom Three

10'7 x 7'7 (3.23m x 2.31m)

Double-glazed window and radiator.

Bathroom

Obscure double-glazed window to the front elevation, tiling to walls and floors in ceramics, tiled panelled bath, low-level WC, wash hand basin.

Exterior**Front Garden**

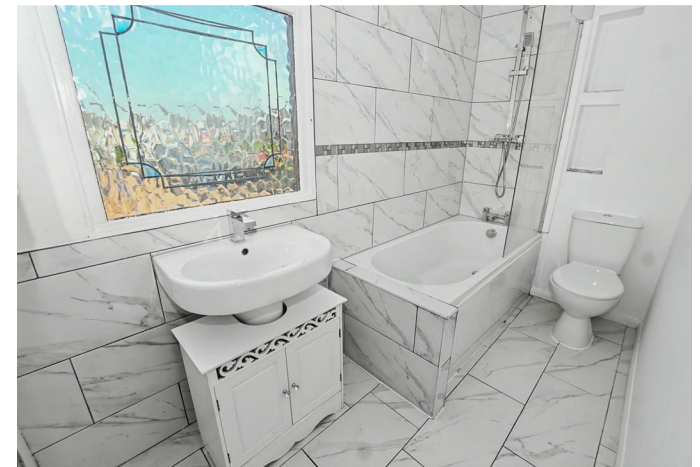
Off-street parking to the front with the front section enclosed by low-level fences, garage to the rear elevation.

Rear Garden

Low-maintenance, fenced to boundaries, and with decked areas.

Garage**Notes**

PLEASE NOTE: The property is of concrete construction (Selleck Nicholls rationalised concrete) and must be verified with a mortgage lender that it is within there lending criteria





Misrepresentation 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 interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves 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.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.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
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

