

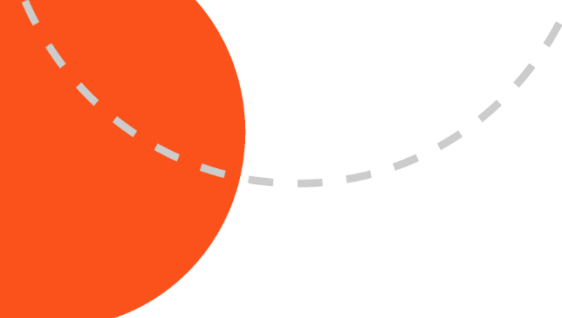


12 Wilrich Avenue, Canvey Island, Essex, SS8 7RR

Three Bedroom Family House / Price: £250,000 / Tel: 01702 207720

amos

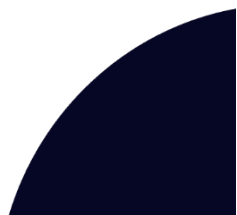




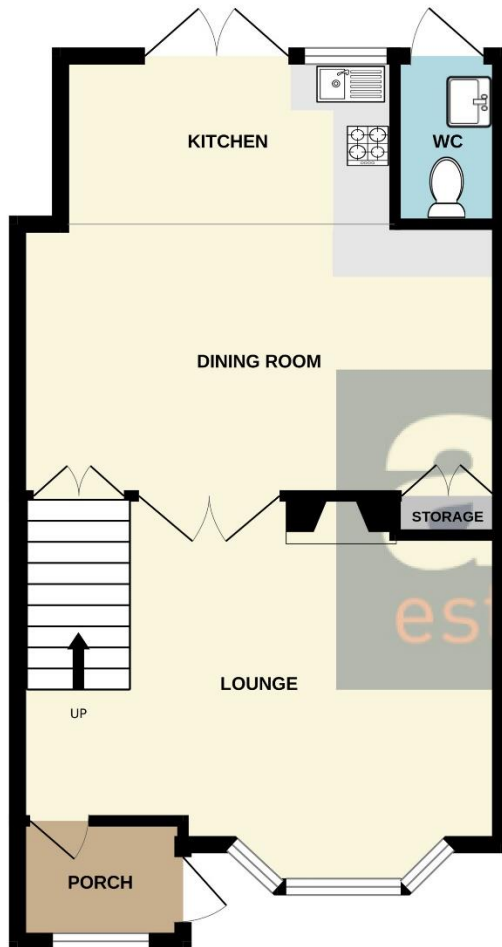
This is a tremendous opportunity for a first-time buyer or investment purchaser to secure this spacious **three-bedroom** house which is offered for sale with no onward chain and keys are held by the agent for an immediate appointment to view inside. The property features an open plan living room with access to a large kitchen and dining room on the ground floor. Upstairs you will find three bedrooms and a family bathroom. Outside the garden is easy to maintain with paved patio areas and mature shrub planting, access is provided to a garage at the rear of the property.

Perfectly located for the vibrant seafront area, Leigh Beck & Castle View Schools and the shopping facilities within the Town Centre

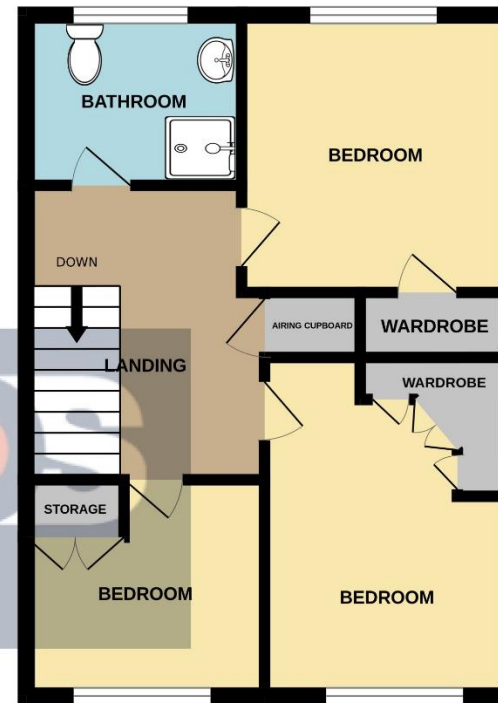
Find us on



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



**A space to
call home.**

Whilst 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 illustrative purposes only and should be used as such 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.
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Property Information

- / Three Bedrooms
- / One Bathroom
- / Open Plan Reception Room
- / Garage
- / EPC Rating - C
- / Council Tax Band B
- / 955.85 Sq. Ft in Size
- / Keys Held for Viewing



Entrance Hall /

7'1 x 4'3

Double glazed window to front aspect, wood effect floor covering, plastered ceiling, door leading to:

Living Room /

16'2 x 14'6

Double glazed bay window to front aspect, textured ceiling, wood effect floor covering, staircase to first floor living accommodation with fitted carpet and wood balustrade, feature fireplace, radiator, double doors to:

Kitchen/Diner /

16'5 x 16'2

Fitted at both eye and base level in a range of cream units with working surface over, space for cooker, space for washing machine, sink unit with mixer tap and drainer, space for fridge/freezer, double glazed window to rear aspect, double glazed doors to rear garden, wood effect floor covering, plastered ceiling, space for dining table, two storage cupboards, radiator, power points.

Outside Toilet /

5'3 x 3'8

Two piece suite comprising of vanity unit with sink top, low level w/c, tiled flooring, plastered ceiling, wall mounted boiler.

Galleried Landing /

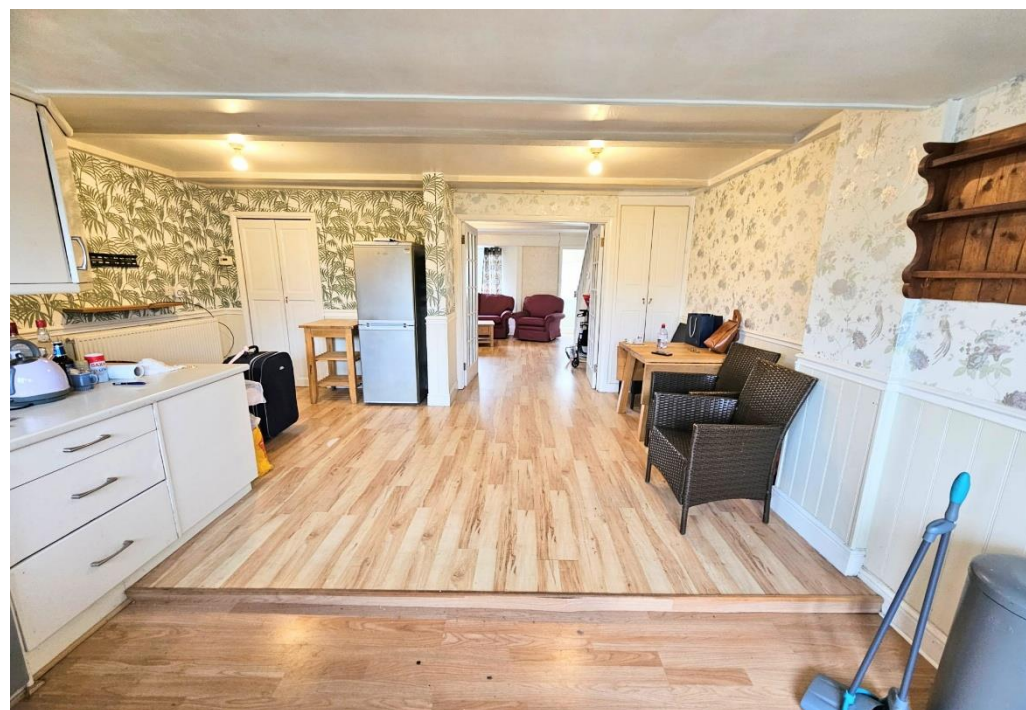
9'4 x 6'8

Wood balustrade, fitted carpet, plastered and coved ceiling, storage cupboard, doors leading off:

Bedroom One /

16'6 x 9'2

Double glazed window to rear aspect, built in wardrobes and storage, wood effect floor covering, plastered ceiling, radiator, power points.



Bedroom Two /

12'5 x 7'8

Double glazed window to front aspect, plastered ceiling, built in wardrobes, wood effect floor covering, radiator, power points.

Bedroom Three /

8'6 x 8'1

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, radiator, power points.

Shower Room /

6'5 x 5'8

Three piece suite comprising of pedestal hand wash basin with separate taps, safety glass cubicle with fitted shower unit, low level w/c, double glazed window to rear aspect, plastered and coved ceiling, wood effect floor covering, radiator.

Rear Garden /

Paved patio with mature planting areas, secure fenced boundary, access to garage, access to outside toilet.

Outside Toilet /

5'3 x 3'8

Two piece suite comprising of vanity unit with sink top, low level w/c, tiled flooring, plastered ceiling.

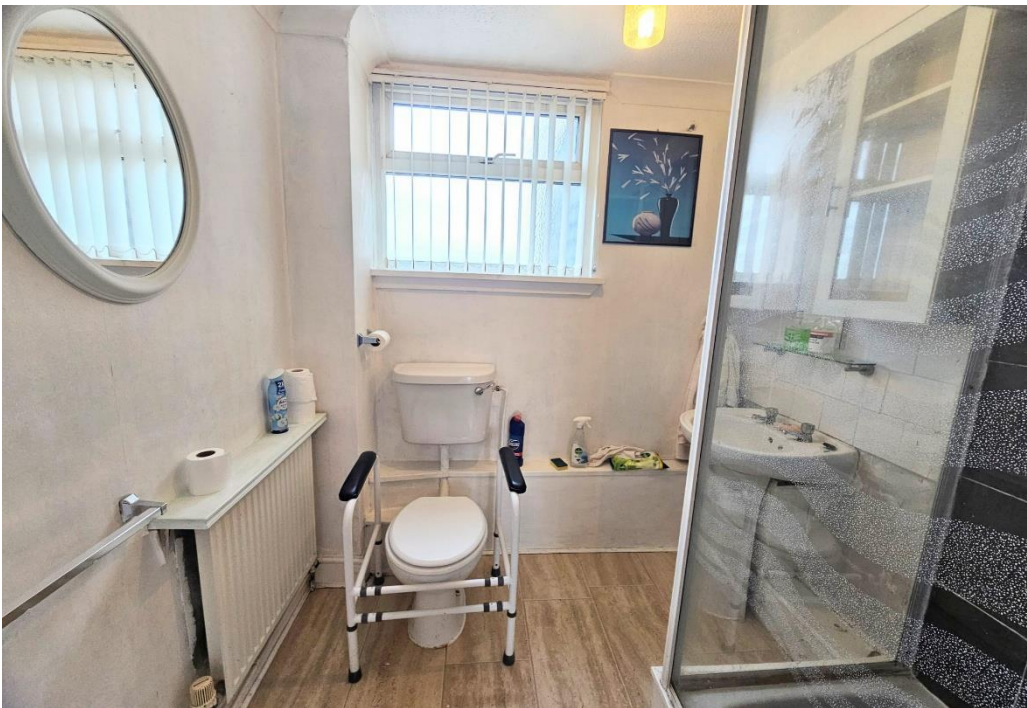
Garage /

Garage to the rear, double wood doors.

Front Garage /

Laid to lawn area, mature planting, paved pathway to entrance hall.







We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.