



  
**RICHARD  
POYNTZ**  
FOR SALE 01268 699559

*196 Link Road*



**RICHARD  
POYNTZ**



**196 Link Road  
Canvey Island  
SS8 9TB**

£270,000



Offered for sale with No Onward Chain is this three-bedroom end terraced house which needs some updating, garage to the rear, double-glazed windows and gas-fired central heating. The accommodation includes a spacious entrance hall with kitchen to the front plus downstairs cloakroom, across the full width of the rear is the lounge, whilst upstairs are three bedrooms together with a bathroom, arrangements to view can be made by contacting our office.



**Hall**

Glazed entrance door into the hall, radiator, stairs to the first floor with cupboard under, white panelled doors to cloakroom, kitchen and glass door into lounge.

**Lounge**

19' x 10' (5.79m x 3.05m)  
Double-glazed door opening onto the garden with adjacent double-glazed floor-to-ceiling window, further double-glazed window to the rear elevation, two radiators, textured ceiling.

**Kitchen**

11'8 x 8'11 (3.56m x 2.72m)  
Double-glazed window to front with white units and drawers at base level, space for domestic appliances, rolled edge worksurfaces over with inset stainless steel sink, tiling to splashbacks, matching units at eye level and built-in storage.

**Ground Floor Cloakroom**

Double glaze window to front with low-level close coupled push flush wc and corner sink with tiling to splashbacks.

### **First Floor Landing**

White panelled doors off to the bedrooms and the bathroom, cupboard housing the gas fired boiler.

### **Bedroom One**

13' x 9' (3.96m x 2.74m)

Radiator, double-glazed window to rear, textured ceiling.

### **Bedroom Two**

10' x 9' (3.05m x 2.74m)

Double glazed window to rear, radiator, textured ceiling, built-in wardrobe.

### **Bedroom Three**

9' x 7'1 (2.74m x 2.16m)

Double-glazed window to front, radiator, textured ceiling.

### **Bathroom**

Obscure double-glazed window to front, radiator, plumbing to bath area with bath, shower screen and wall-mounted shower (not tested), low-level wc, worksurfaces with some units under and inset sink.

### **Exterior**

#### **Front Garden**

Low-level picket fence encloses the front garden which is mainly laid to lawn, pathway connecting to the front door.

#### **Rear Garden**

Commences with patio area, remainder laid to lawn, garage located at the rear with wooden entrance.





GROUND FLOOR



1ST FLOOR



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