



*3 Weel Road*



# 3 Weel Road Canvey Island SS8 7NN

Offers In Excess Of £300,000



Being offered for Sale with NO ONWARD CHAIN is this spacious Two Bedroom Semi Detached Bungalow ideally positioned with a Recreational Park and the Seafront located directly at the end of the Road. The property features include an entrance porch connecting to a superb-sized lounge 17'9 x 14'7, a modern kitchen with fitted white gloss units and a Lean-to/Reception Room off, the loft room is accessed via the inner hall and completing the accommodation is a three-piece family bathroom. Externally the property benefits from a patio to the side and rear gardens with a garage/workshop to the side and a separate carport. Viewing comes strongly advised.



## Porch

The property is approached via a UPVC half double glazed lead entrance door leading to the entrance porch, good sized entrance porch with double-glazed lead windows to the front, power points, further part glazed door leading to the lounge.

## Lounge

17'9 x 14'7 (5.41m x 4.45m)  
Superb sized room with UPVC double-glazed lead windows to the front further UPVC double-glazed windows to either side, two radiators, tv and power points, opening to inner hall

## Inner Hall

Radiator, loft hatch and ladder providing access to the loft room and further doors leading to accommodation.

## Kitchen

15'10 x 9'9 maximum (4.83m x 2.97m maximum)  
UPVC double-glazed lead window to the rear and side elevations, door providing access to the Lean-to/Reception Room with one-and-a-quarter stainless steel single drainer sink to a range of rolled edge worksurfaces with white gloss finished units at base and eye level, space for range style cooker with fitted stainless steel extractor canopy over, plumbing and

space for washing machine, housing for large fridge freezer with surrounding white gloss cupboards, radiator, power points.

### **Lean-to/Reception Room**

13'6 x 7'7 (4.11m x 2.31m)

A handy room with double-glazed windows to the rear and the side with two doors providing access and a further door providing access to the garage/workshop.

### **Bedroom One**

11'4 x 10' (3.45m x 3.05m)

UPVC double glazed lead window to the rear, radiator, laminate wood flooring, range of fitted wardrobes to one wall, further cupboard housing wall mounted boiler.

### **Bedroom Two**

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed lead window to the front, radiator, laminate flooring, range of fitted wardrobes to one wall.

### **Bathroom**

Obscure double-glazed lead window to the rear, suite comprising of pedestal wash hand basin, low-level wc, panelled bath, radiator, ceramic tiling to the walls.

### **Loft Room**

19'2 x 9'5 maximum (5.84m x 2.87m maximum)

Accessed via a loft ladder from the inner hall 19'2 x 9'5 maximum, double glazed window to the front, radiator.

### **Exterior**

#### **Rear Garden**

To the rear of the property extends a paved patio area to the rear and the side of the garden with established shrubbery borders, an external tap, a storage shed, gate providing access to the car port.

#### **Garage/Workshop**

15'4 x 8'2 (4.67m x 2.49m)

Originally a garage but currently utilised as a workshop with power and light connected.

#### **Carport**

Located to the side of the garage/workshop providing additional off street parking.

#### **Front Garden**

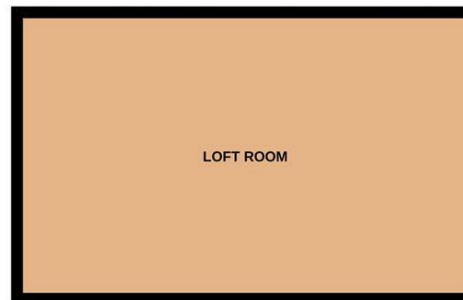
Paved patio with brick retaining wall.



GROUND FLOOR



1ST FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
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