



22. Landsburg Road



22. Landsburg Road Canvey Island Essex SS8 8HN

£290,000



This attractively styled two-bedroom detached bungalow is nestled in the popular Newlands area of Canvey Island. It is conveniently located within easy reach of shops such as Morrisons Local, Small Gains Playing Fields, and Canvey Heights. The property boasts off-street parking, and the very well-presented accommodation includes an entrance hall, two well-proportioned bedrooms, a lounge with French doors opening onto an established rear garden, and a modern fitted shower room. The modern kitchen with an oven and hob leads to a spacious utility room, and the garden offers plenty of privacy and seclusion. It is truly a gem waiting to be discovered! To arrange a viewing, please get in touch with our office at (01268) 699599.



HALLWAY

Composite Entrance door leading to Entrance Hall with laminate flooring. Storage cupboard. Coving to flat plastered ceiling. Opening through to the Kitchen and doors off to the two bedrooms, Shower room and Lounge.

LOUNGE

11'4 x 10'10 (3.45m x 3.30m)
Upvc double glazed French doors opening

onto the garden. Laminate flooring. Coving to flat plastered ceiling. Access to loft. Radiator.

KITCHEN

7'10 x 5'11 (2.39m x 1.80m)
Double glazed door and window to the rear elevation. Modern range of wood style fronted units at base level to two walls with rolled edge working surfaces over, inset ceramic hob with oven under. Slate style tiling to splash backs.

Inset single drainer sink and extractor unit.
Opening through to the Utility room.

UTILITY ROOM

7'11 x 7' (2.41m x 2.13m)

Double glazed window to the rear elevation.
Extensive range of units at base level with work surfaces to three walls. Plumbing for washing machine. Space for Fridge/freezer. Wall mounted gas fired boiler. Flat plastered ceiling.

BEDROOM ONE

12'5 x 10'5 (3.78m x 3.18m)

Double glazed window to the front. Radiator.
Coving to ceiling.

BEDROOM TWO

8' x 7'4 (2.44m x 2.24m)

Double glazed window to the front. Laminate style flooring. Radiator.

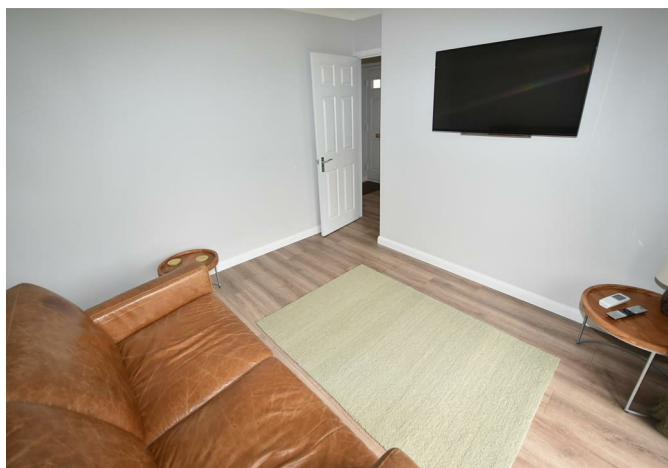
SHOWER ROOM

EXTERIOR

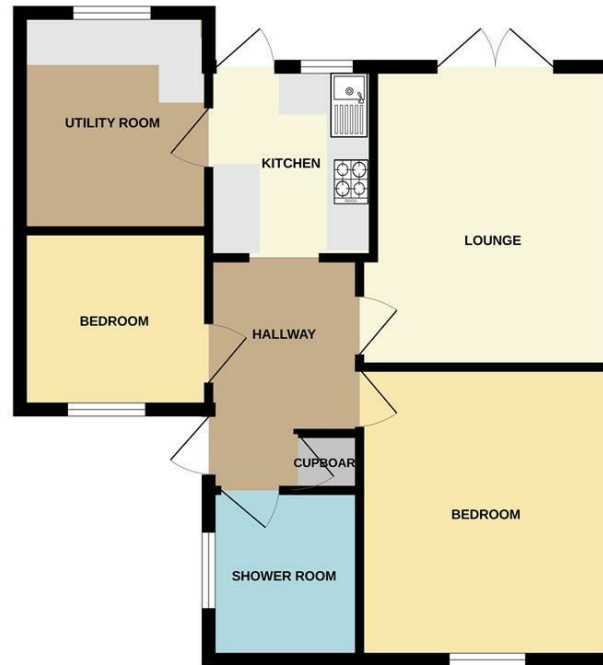
Off street parking to the front.

REAR GARDEN

Fencing to the boundaries. Patio area with remainder being mainly laid to lawn. Offering plenty of privacy and seclusion. Backing onto similar bungalows.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.
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 in 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.
Made with Metropix ©2024

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.

