



35 St. Michaels Road



**RICHARD
POYNTZ**

**35 St. Michaels Road
Canvey Island
SS8 9NA**

£270,000



Richard Poyntz & Company are pleased to offer for sale this Three Bedroom Mid Terraced House with no Onward Chain! Located within easy reach of the access routes on and off of Canvey Island and within reach of Canvey Islands' new retail park, which includes Marks & Spencers, Costa Coffee & Sports Direct, this three-bedroom terraced house offers very well-presented accommodation throughout. There is ample off-street parking to the front with a single garage. All 3 bedroom at a superb size. Please call the office on 01268 699599 to arrange a viewing.



Hallway

The property is approached via a UPVC double glazed door leading into the hallway, radiator, doors leading to cloakroom and lounge.

Cloakroom

Double-glazed window to the rear, sink, wc, radiator.

Lounge

16'3 x 19'3 (4.95m x 5.79m/0.91m)
Double-glazed window to the rear, radiator,, power points and light fittings.

Kitchen

8'2 x 9'4 (2.49m x 2.84m)
Cupboards to eye level, sink with chrome mixer tap, door leading into the garden, combi boiler, space for washing machine and fridge freezer, power points and light fittings.

Bathroom

Bath with chrome mixer taps and shower over, wc, sink unit with chrome mixer taps, radiator.

Bedroom One

10'6 x 12'8 (3.20m x 3.86m)

UPVC double glazed window to the rear, radiator, light fittings, carpet.

Bedroom Two

9'4 x 13'6 (2.84m x 4.11m)

UPVC window to the rear elevation, radiator, power points, light fittings, built-in storage cupboard.

Bedroom Three

11' x 8'2 (3.35m x 2.49m)

Double glazed window to the rear, carpet, power points, radiator, built-in storage cupboard.

Rear Garden

Average rear garden with small brick storage

Front Garden

Driveway with garage for off-street parking

Garage

Single sized garage to the front of the property



Mirepresentation 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.

