



20A

*20a Normans Road*



**20a Normans Road  
Canvey Island  
Essex  
SS8 7SN**

**£260,000**



RICHARD POYNTZ & COMPANY Ideally located in a cul-de-sac turning and within a reasonable walking distance of the town centre shops and local amenities is this one bedroom detached bungalow.

Features include entrance porch connecting to the entrance hall, attractive lounge to the front, fitted kitchen, double bedroom to the rear and a modern three piece shower room.

The property benefits from majority double glazing with externally a lawned rear garden and off-street parking to the front for one vehicle. Ideally suiting first time purchasers, viewing comes strongly recommended to avoid any disappointment.



**Porch**

UPVC entrance door with obscure double glazed panel leading to a good size entrance porch. Obscure window to the side, part glazed door providing access to the rear garden, further glazed door leading to the main hallway.

**Hall**

Door to storage cupboard housing combination boiler, meters and storage area, access to loft via hatch, power points, textured ceiling and doors off to the accommodation, laminate flooring

**Lounge**

12'6x9'5 (3.81mx2.87m)  
UPVC double-glazed window to the front elevation, TV and power points, textured and coved ceiling, radiator, laminate wood flooring, fitted blinds (to remain)

**Kitchen**

9'5x5'9 (2.87mx1.75m)  
UPVC double glazed window to the front elevation with single drainer sink unit inset to a range of

rolled edge working surfaces with units at base and eye-level, plumbing and space for washing machine, space for cooker with fitted extractor canopy over, further space for fridge, power points, radiator, laminate wood flooring continued, fitted blinds (to remain)

### **Bedroom One**

10'3x10'3 (3.12mx3.12m)

UPVC double glazed window overlooking the rear garden, textured ceiling, power points, radiator, carpet, fitted blinds (to remain)

### **Shower Room**

Obscure double glazed window to the rear elevation, modern suite comprising of low-level push flush w/c with an adjacent wash hand basin inset to vanity unit below, fully tiled shower with screening, further ceramic splashback tiling to sink area, textured ceiling, radiator, laminate wood flooring, fitted blinds (to remain)

### **Front Garden**

Mainly laid to lawn with established shrubbery, brick retaining wall and off-street parking for one vehicle.

### **Rear Garden**

Mainly laid to lawn garden with a small side patio area, shrubbery, fencing to the boundaries, eternal tap, side access via gate, shed.

### **AGENTS NOTE**

COUNCIL TAX BAND B



GROUND FLOOR



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 for 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](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  
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.

