



*8 St. Christophers Close*





# 8 St. Christophers Close Canvey Island SS8 9NG

£275,000



A very well-presented Three Bedroom End of Terraced House positioned on the edge of the Charfleets Development and offered with No Onward Chain. The accommodation comprises a spacious lounge connecting to the kitchen. The kitchen is fitted with a combi boiler within the kitchen. Externally the property occupies a generous plot size to the front and rear gardens The property benefits from double-glazed windows, gas central heating and we have no hesitation in recommending an internal inspection via Richard Poyntz on 01268 699599



## Hallway

7'5 x 12'1 (2.26m x 3.68m)

Entrance via a double glazed UPVC entrance door which leads into the hallway which has connections to the lounge and stairs towards the property, has power and lighting.

## Lounge

24'9 x 9'4 (7.54m x 2.84m)

Radiator, coved textured ceiling, double glazed window and lighting and power points.

## Kitchen

9'6 x 9'3 (2.90m x 2.82m)

Combi boiler, cupboards at eye level, space for washing machine, oven, fridge freezer, sink with basin and taps, double glazed window, power points, doorway which leads to a porch which has a WC within the porchway.

### **Bedroom One**

11'7 x 15'1 (3.53m x 4.60m)

Radiator, lighting, power points, double glazed window.

### **Bedroom Two**

9'6 x 10'8 (2.90m x 3.25m)

Radiator, lighting, power points, double glazed window.

### **Bedroom Three**

7'1 x 10'1 (2.16m x 3.07m)

Radiator, lighting, power points, double glazed window.

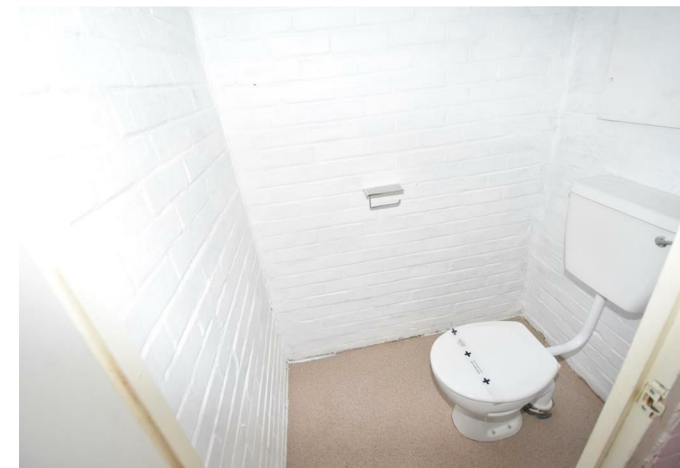
### **Bathroom**

Chrome mixer taps, shower above the bath, sink, radiator, frosted double glazed window to the rear, wc with sink

### **Exterior**

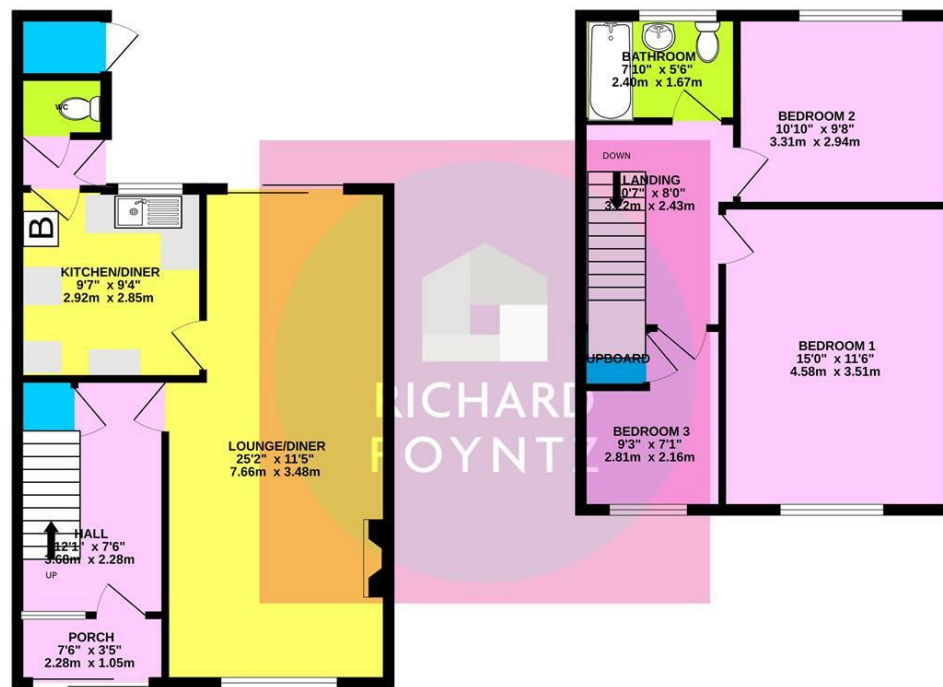
#### **Rear Garden**

Well maintained large garden



GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.

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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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