



PROPER
ELEGANT
AUCTION
SOLUTIONS

0 2 Letzen Road



**RICHARD
POYNTZ**

0 2 Letzen Road Canvey Island SS8 9AW

£225,000



Richard Poyntz & Company is delighted to present this spacious one-bedroom semi-detached bungalow for sale. It is located in a sought-after residential area on Canvey Island, just a short distance from the town centre, with convenient access to shops, bus routes, and schools. The property is offered with No Onward Chain and features UPVC double-glazed windows and doors, as well as gas-fired central heating.

Additionally, it sits on a generously sized plot for a one-bedroom property. The interior includes a spacious hallway, a modern fitted kitchen with white gloss units at base and eye level, a stunning three-piece bathroom suite, a superb-sized lounge, and a good-sized bedroom. The property has been neutrally decorated throughout, and we highly recommend viewing it.



Hall

Half obscure UPVC double glazed entrance door to side giving access to hallway which has flat plastered ceiling, further obscure double glazed window with privacy screen next to entrance door, radiator, doors to lounge and bathroom opening to kitchen, also door to store cupboard, wood flooring.

Lounge

16'3 x 9'9

Superb sized lounge has a flat plastered ceiling, large UPVC double glazed window to front, radiator, feature brick built fireplace, wood flooring, door to bedroom.

Kitchen

9'8 x 6'1

Another outstanding room which has flat plastered ceiling, half UPVC double glazed door to rear

giving access to the garden, double glazed window to rear, attractive tiling to splash back areas, radiator, wall mounted boiler, modern white gloss units at base and eye level with matching drawers and all with chrome handles, black marble effect rolled top worksurfaces over incorporating stainless steel sink and drainer with chrome taps, wood flooring.

Bedroom

9'8 x 8'9

A good size bedroom with flat plastered ceiling, UPVC double glazed window to rear, radiator, wood flooring.

Bathroom

Another outstanding room which has flat plastered ceiling, obscure UPVC double glazed window to side, radiator, attractive part tiling to walls, wood flooring, modern three piece white suite comprising push flush wc, sink with chrome mixer taps into a white gloss vanity unit, panelled bath with chrome waterful style mixer tap with twin shower head attachment plus glass shower screen over bath.

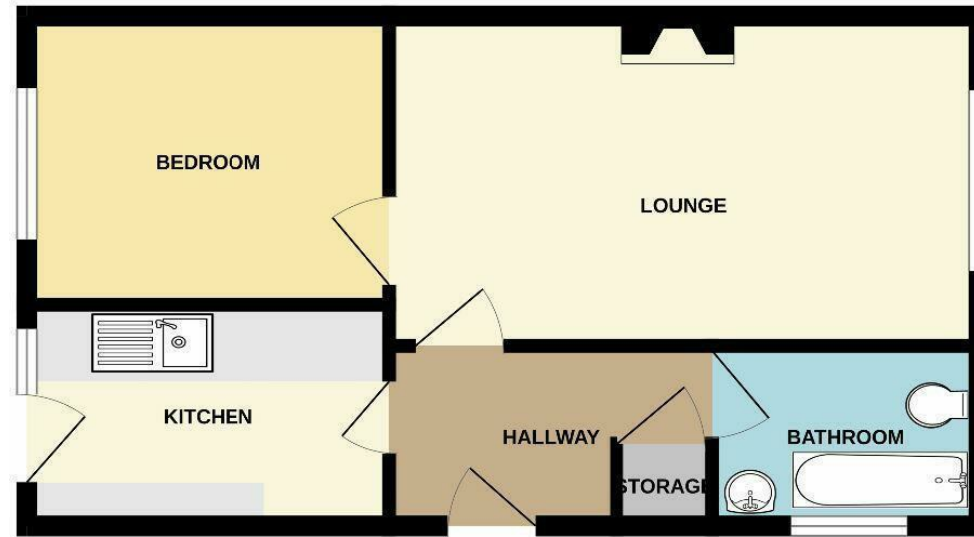
Exterior

Rear Garden with a raised decked area, which is ideal for tables and chairs, lawns, fenced boundaries, and gate to side, giving access to the front of the property.

Front Garden Has a large lawned area with bedding for plants, trees etc, shingled area, outside tap, fencing to boundaries, step up to entrance door



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 389 sq.ft. (36.1 sq.m.) approx.

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