



77 First Avenue



**77 First Avenue
Canvey Island
Essex
SS8 9LR**

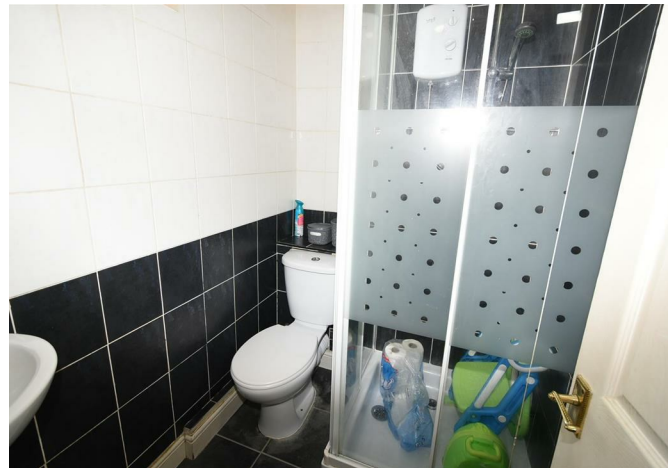
£240,000



This three-bedroom mid-terraced house is for sale with tenants in place. It is situated at the edge of the development, conveniently located near local bus routes, schools, and shops on Long Road, with communal parking nearby. The property features an entrance hall, a lounge and dining area, a kitchen, and a shower room on the ground floor. Upstairs, there are three well-proportioned bedrooms and a bathroom.

Please note that the freehold property is constructed of Concrete (Selleck Nicholls rationalized concrete) and must be verified with a mortgage lender to ensure it meets their lending criteria.

The current rent is £980 per calendar month and is increasing to £1,300 & Tenant is on a periodic tenancy the property can be sold with the current tenant still in situ or with no onward chain



Porch

UPVC double-glazed entrance door into a porch area with an opening through into the main hall.

Hall

Radiator, stairs connecting to the first floor, opening through to the kitchen, door to the ground-floor shower room.

Shower Room

Has a shower cubicle with shower (not tested), low level wc, wash hand basin, mainly tiled in ceramics to the walls.

Lounge

14'1 x 10'5 (4.29m x 3.18m)

Double glazed window to the front elevation, laminate flooring, dado rail, coving to flat plastered ceiling, radiator, opening through to the dining area.

Dining Area

10'2 x 6'9 (3.10m x 2.06m)

Double glazed to rear, laminate flooring, coving to ceiling, radiator.

Kitchen

10'7 x 9'7 (3.23m x 2.92m)

Double glazed door and window to the rear elevation, white units and drawers at base level with worksurfaces over with inset sink, inset hob with oven under, tiling to splashback, matching units at eye level, wall mounted gas fired boiler (not tested).

First Floor Landing

Access to the loft, doors off to the accommodation.

Bedroom One

14'1 x 10'5 (4.29m x 3.18m)

Double glazed to rear elevation, radiator.

Bedroom Two

10'5 x 10'1 (3.18m x 3.07m)

Double glazed to rear elevation, radiator, coving to ceiling

Bedroom Three

10'6" x 7'4 (3.20m x 2.24m)

Double glazed to front elevation.

Bathroom

White suite comprising tiled panelled bath with shower screen, pedestal wash hand basin, low-level wc, tiling to walls, double glazed obscure window to the front elevation, chrome towel rail.

Exterior

Front Garden

Low-level fencing enclosing the front.

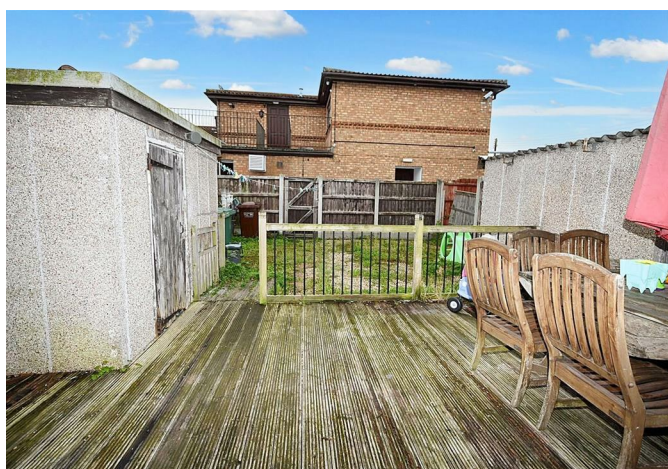
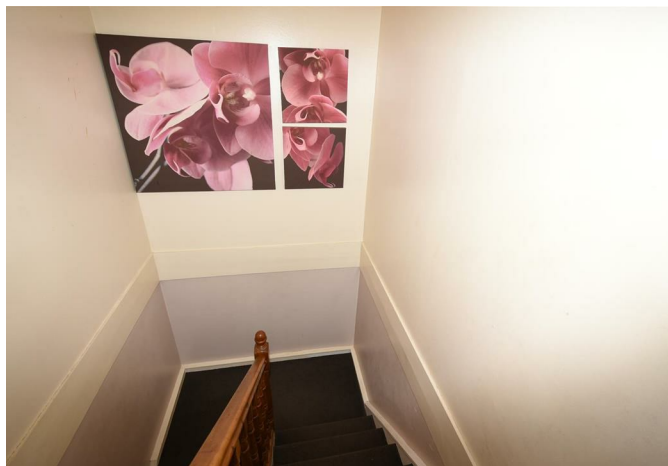
Rear Garden

Average in size, store, decked area, with access to the rear via a gate, and fencing to the boundaries.

Local Authority Castle Point

Local authority reference number 0332069

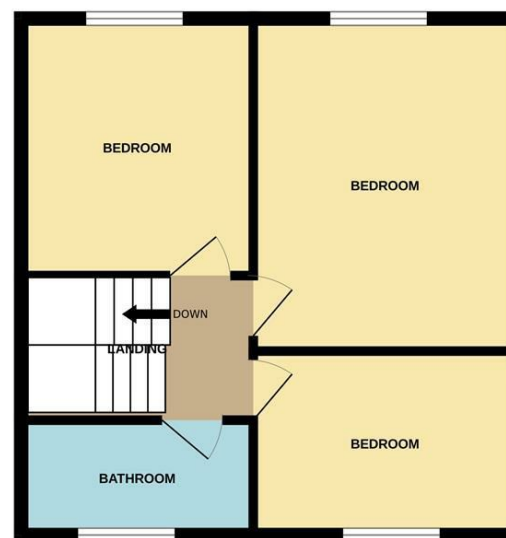
Council Tax band B



GROUND FLOOR



1ST 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 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.

