



72 Gafzelle Drive



**RICHARD
POYNTZ**

72 Gafzelle Drive Canvey Island SS8 7LZ

£265,000



Richard Poyntz & Company has the pleasure of offering for sale this spacious two-bedroom detached bungalow offered with No Onward Chain and situated off of Canvey Sea Front also being a short distance to Bus Routes, Schools, and Shops. To the front of the property is a driveway providing off-street parking and to the rear is a mainly lawned garden with a brick-built store area. The property is entered via a UPVC double-glazed door which gives access to a porch that connects to a superb-sized lounge, a modern fitted kitchen with oven and hob to remain, a modern three-piece white bathroom suite, and two well-proportioned bedrooms. The property also boasts UPVC double-glazed windows and doors throughout and has gas-fired central heating, viewing is highly recommended.



Porch

Obscured double-glazed entrance door to the front that gives access to the porch, coved flat plastered ceiling, obscure double-glazed window to side, radiator, carpet, door to lounge.

Lounge

15'3 x 10'3 (4.65m x 3.12m)

A superb-sized lounge that has a coved flat plastered ceiling with inset spotlights, a large UPVC double-glazed window to the front, a radiator, an opening to the kitchen and inner hall, and carpet.

Kitchen

10'5 x 6'5 (3.18m x 1.96m)

An excellent room that has a flat plastered ceiling, obscure double-glazed door to the rear giving access to the garden, plus double glazed windows to the rear and side, attractive tiling to splash back areas, modern light-coloured units at base and eye level with matching drawers all with chrome handles, rolled top worksurfaces over incorporating a stainless steel sink and drainer with mixer taps, four ring electric hob with oven



under and extractor over, plumbing for washing machine, space for various other appliances, vinyl floor covering.

Inner Hall

Has a flat plastered ceiling, doors off to the bathroom, and bedrooms one and two, carpet.

Bedroom One

10'5 x 9' (3.18m x 2.74m)

A good-sized double bedroom that has a coved flat plastered ceiling, loft hatch, double glazed window to the rear, radiator, and carpet.

Bedroom Two

12'8 x 7'3 (3.86m x 2.21m)

Has a flat plastered ceiling, double-glazed window to the front, radiator, cupboard housing meter and consumer unit, radiator, and wood flooring.

Bathroom

A stunning bathroom which has coved flat plastered ceiling, obscure double glazed window to side, chrome heated towel rail, attractive modern part tiling to walls, vinyl floor covering, modern three piece white suite comprising pedestal wash hand basin with chrome mixer taps, push flush wc, panelled bath with chrome mixer taps and shower attachment plus glass folding shower screen.

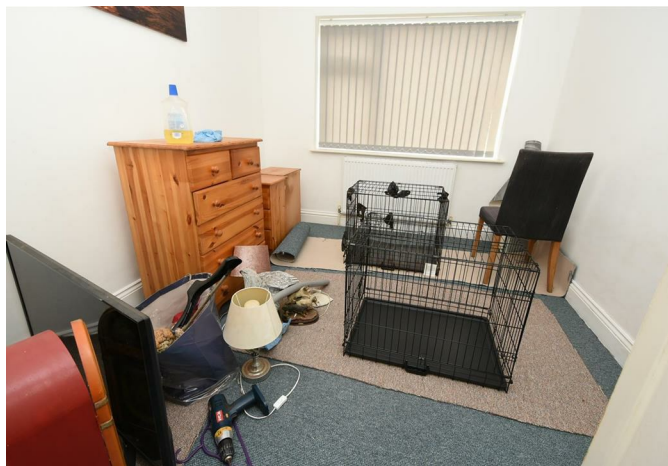
Exterior

Rear Garden

Has paving and lawn, double glazed door and window giving access to a storage shed, fenced to boundaries, gate giving access to the front, outside tap.

Front Garden

Hard-standing driveway with bedded area for plants, step up to entrance door.



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 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.
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