



10 Convent Road



**RICHARD
POYNTZ**

10 Convent Road Canvey Island SS8 9DH

Offers Over £330,000



This attractive three-bedroom detached bungalow is situated on a corner plot, just a short walk from the main town centre and shops. The property features an entrance hall leading to a spacious 'L'-shaped lounge/diner, a fitted kitchen with a small lean-to, three well-proportioned bedrooms, and a three-piece family bathroom.

Outside, you'll find a patio, lawned rear gardens, and a garage to the side with its own driveway.



Entrance hall

The property is approached via a part UPVC double-glazed entrance door leading to the entrance hall, with radiator, access to loft via hatch, cupboard housing wall-mounted boiler and storage, and paneled doors leading to accommodation off.

'L' shaped lounge/ diner

16'9 x 16 maximum (5.11m x 4.88m maximum)
With feature double-glazed bay window to the front elevation, further double-glazed window to the side, two radiators, TV, and powerpoints, coved to ceiling, feature fireplace with surround.

Kitchen

9'4 x 8'9 (2.84m x 2.67m)
Double-glazed window to the rear elevation, single drainer sink unit inset to a range of roll edge work surfaces with wood finish, units at base and eye level, four ring gas hob with fitted extractor over and oven to the side, space for fridge freezer, radiator, complimentary ceramic splash back tiles to the walls and powerpoints.

Lean-to

11'2 x 7'5 (3.40m x 2.26m)
With double-glazed windows to the rear and side

elevations, double-glazed door providing access to the garden, plumbing and space for washing machine.

Bedroom One

11'9 x 11'8 (3.58m x 3.56m)

With an UPVC double-glazed window to the front elevation, radiator, and powerpoints, it is coved to the ceiling.

Bedroom Two

12'9 x 9'2 (3.89m x 2.79m)

With UPVC double glazed windows to the rear, radiator, powerpoints, coved to ceiling.

Bedroom Three

13 x 8 (3.96m x 2.44m)

With UPVC double glazed French style doors leading onto the rear garden, radiator, powerpoints, coved to ceiling.

Bathroom

With obscure UPVC double glazed windows to the rear and a white suite comprising of low level flush WC, pedestal wash and basin, and panelled bath, radiator, and ceramic tiling to the walls.

Rear Garden

Patio area, with raised flower beds and small lawned area to one side, side pathway and gate providing access to the front, and personal door leading to garage.

Garage

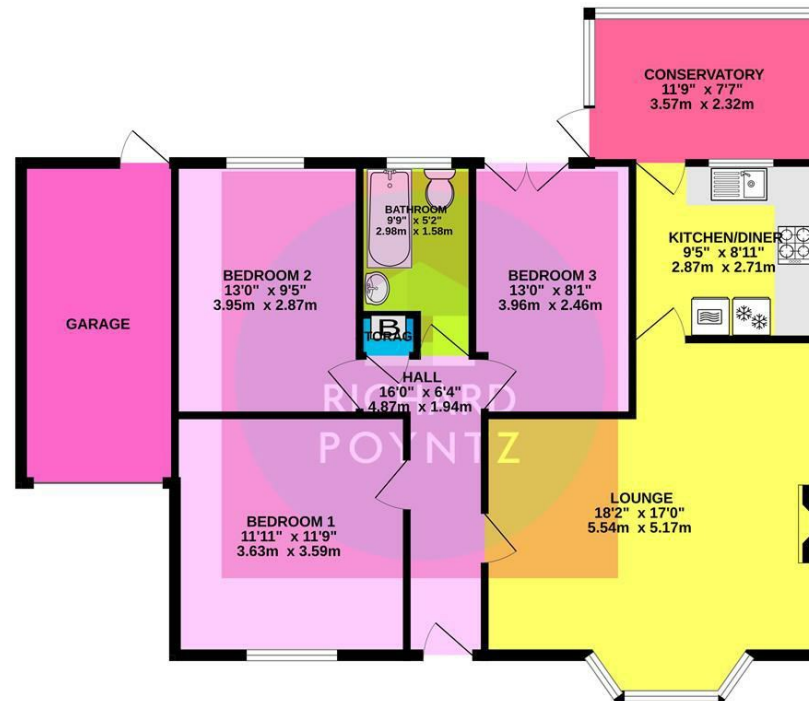
Single garage, with power and light connected, and up and over door leading to own drive and front garden.

Front Garden

Average size front garden, extending to one side with fencing to the boundaries.



GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.
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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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
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