



15 Kollum Road



**RICHARD
POYNTZ**

15 Kollum Road Canvey Island SS8 7TU

£260,000



Nestled in a tranquil cul-de-sac on Kollum Road, Canvey Island, this charming one-bedroom detached bungalow offers a perfect blend of modern living and comfort. With no onward chain, this property presents an excellent opportunity for those seeking a hassle-free move.

Upon entering, you will be greeted by a spacious hallway which gives access to a lounge that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The modern fitted kitchen is both stylish and functional, making meal preparation a delight. The bungalow features a well-appointed shower room, ensuring convenience and comfort.

The double bedroom is generously sized, providing a peaceful retreat at the end of the day. The property benefits from gas-fired central heating and UPVC double-glazed windows and doors, ensuring warmth and energy efficiency throughout the year.

Outside, you will find a good-sized blocked paved driveway leading to a garage, offering ample parking space. The westerly facing rear garden is mainly lawned, providing a lovely outdoor space to enjoy the sunshine and fresh air.

This delightful bungalow is perfect for first-time buyers, retirees, or anyone looking for a low-maintenance home in a quiet location. With its modern design and convenient amenities, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home.



Hallway

UPVC entrance door to the front with obscure double glazed insets giving access to the hallway which has a coved flat plastered ceiling, radiator, door to cupboard housing boiler, doors off to shower room and lounge, wood laminate flooring.

Shower Room

Coved flat plastered ceiling, obscured UPVC double glazed windows to the side elevation, radiator, attractive tiling to walls and floor, three piece modern shower room suite comprising of a push flush wc, sink inset into a white gloss vanity unit with chrome mixer taps, large

shower tray with glass screening doors and wall mounted chome shower.

Lounge

12 x 11'3 (3.66m x 3.43m)

Excellent sized lounge with a flat plastered ceiling, UPVC double glazed bay window to the front elevation, radiator, wood laminate flooring open to the inner hallway.

Inner Hallway

Coved flat plastered ceiling door to the kitchen and bedroom, wood laminate flooring.

Kitchen

13'1 x 6'4 (3.99m x 1.93m)

Coved flat plastered ceiling with inset spotlights, UPVC double glazed window to the rear elevation plus half UPVC double glazed door to the side, radiator, tiled effect panelling to splashback areas, modern white gloss units at base and eye level with matching drawers and chrome handles, wood effect rolled top worksurfaces over incorporating a four ring electric hob, oven under and extractor over, stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine, space for other appliances and vinyl floor covering.

Bedroom

9'8 x 9'7 (2.95m x 2.92m)

Coved flat plastered ceiling, UPVC double glazed window to the rear elevation, radiator, wood laminate flooring.

Exterior**Rear Garden**

Westerley facing mainly lawned rear garden with bedded areas for plants, shrubs etc, outside tap and lighting, fenced to boundaries, gate to the side giving access to the front of the property.

Front Garden

Block paved and provides off street parking and leads to the garage.

Garage

Up and over door with loft access, power and light connected, UPVC double glazed door giving access to the garden.

Agents note

We understand the loft is partially boarded with a loft ladder.



GROUND FLOOR



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