



11. Thelma Avenue



**RICHARD
POYNTZ**

11. Thelma Avenue Canvey Island Essex SS8 9DU

£285,000



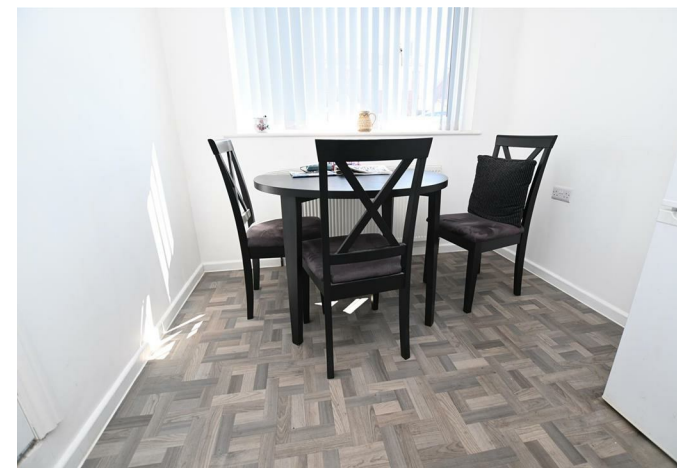
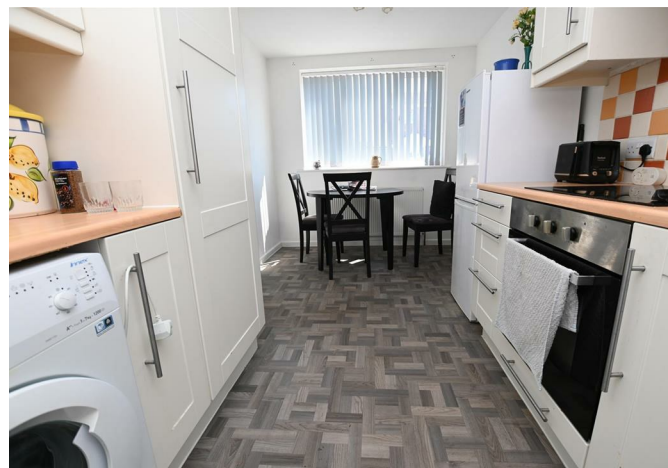
Nestled in a tranquil cul-de-sac on Thelma Avenue, Canvey Island, this charming bungalow which offers a delightful living experience. With one well-proportioned bedroom and a dining room/2nd bedroom if required, this property is perfect for those seeking comfort and convenience close to the town centre.

Upon entering, you are welcomed by a porch that leads into a spacious lounge, providing a warm and inviting atmosphere. The lounge features doors that open into an inner hallway and the kitchen diner, the excellent-sized kitchen diner area is ideal for family meals and entertaining, offering ample space for a dining table and chairs.

The inner hallway also grants access to two generously sized bedrooms, ensuring plenty of room for relaxation and rest. A three-piece bathroom completes the layout, providing essential amenities for everyday living.

The rear garden is predominantly laid to lawn, creating a serene outdoor space perfect for enjoying the fresh air. A shed is included, offering additional storage solutions. To the front of the property, off-street parking is available, adding to the convenience of this lovely home.

Further enhancing the appeal of this bungalow are the UPVC double glazed windows and doors, along with a stylish composite entrance door, ensuring both energy efficiency and security. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location.



Porch

Composite entrance door into the entrance porch, obscure double glazed window to the front, white panel door connecting to the lounge, radiator, carpet.

Lounge

15'1 x 10'9 (4.60m x 3.28m)

Double glazed UPVC window to the front, coved to flat plastered ceiling, two radiators, white panel doors connecting to an inner hall and to the kitchen, wallpaper decoration and carpet.

Kitchen

14'8 x 7'8 (4.47m x 2.34m)

A good size through kitchen with ample space if required for dining room table, radiator, flat plastered ceiling. Light-colored units and drawers at base level with space for domestic appliances rolled edge wood style work surfaces with inset stainless steel sink with chrome mixer tap, large larder style cupboard. Matching units at eye-level, ceramic hob, oven, and extractor to remain, double glazed window to the front and double glazed door connecting to the rear garden.



Inner Hallway

White panel doors off to the bedrooms and bathroom, storage cupboard , carpet .

Bedroom One

11'4 x 9 (3.45m x 2.74m)

Column radiator, double glazed to the rear, coved to flat plastered ceiling, carpet .

Dining room / Bedroom Two

9'8 x 6'5 (2.95m x 1.96m)

Double glazed window to the rear, double glazed door at the side, radiator, flat plastered ceiling ,carpet.

Bathroom

White three piece suite comprising low-level w/c with push flush, pedestal wash hand basin with chrome taps , Paneled bath with chrome taps Tiling to the splashback areas, obscure double glazed window to the side. obscure double glazed window to the side, Carpet

Exterior

Rear Garden

Average in size and backs onto other bungalows, fenced to the boundaries, small shed, hard standing area with the remainder being mainly laid to lawn with fencing to the boundaries.

Front Garden

Hard standing off-street parking for at least two vehicles with a lawned area .





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2022

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.

