



53 Urmond Road



**RICHARD
POYNTZ**

53 Urmond Road Canvey Island Essex SS8 9AF

£1,700



IMPORTANT: All applicants must enquire online via the Rightmove link and complete the data form provided to be considered. No telephone applications can be accepted at this stage.

Richard Poyntz & Co are pleased to offer this well-presented three-bedroom house located in the popular Aalten Avenue area of Canvey Island. The property offers a spacious lounge, modern fitted kitchen, three good-sized bedrooms, family bathroom, private rear garden, and off-street parking. Gas central heating and double glazing throughout.

Available now. Deposit: £1,700, held with the Deposit Protection Service (DPS).

Richard Poyntz & Co are members of the Association of Residential Letting Agents (ARLA), ensuring your tenancy is managed to the highest professional standards.

For more details or to arrange a viewing, contact us on 01268 699599



Porch

UPVC entrance door to the front with an obscured double-glazed inset giving access to the porch which has a textured ceiling, two obscured UPVC double-glazed windows to the front elevation with privacy screen under, plus a further double-glazed window to the side elevation with a UPVC privacy screen under, radiator, vinyl floor covering, doors to lounge/diner and cloakroom.

Cloakroom

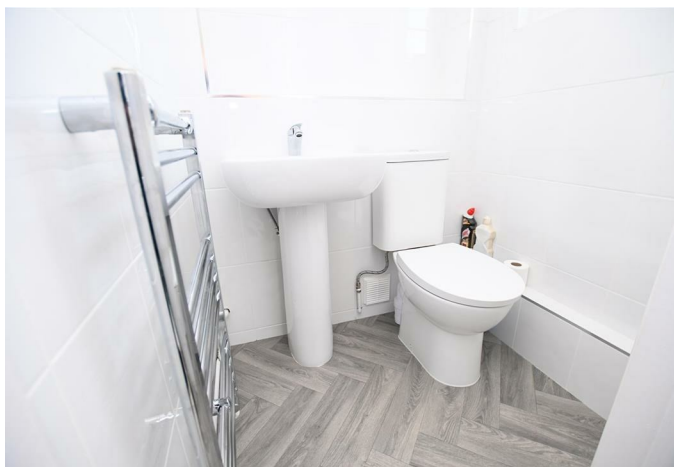
Textured ceiling, obscured UPVC double glazed window to the front, radiator, tiling to walls, vinyl floor covering, recently installed two piece white suite comprising pedestal wash hand basin with chrome mixer tap, push flush wc.

Lounge/Diner

20'11 x 20'10 maximum measurements (6.38m x 6.35m maximum measurements)
Superb sized 'L' shaped lounge/diner which has a coved textured ceiling, large UPVC double glazed window to the front and the rear elevation, two radiators, split level, dado rail, carpet, door to kitchen, stairs to first floor accommodation

Kitchen

9'6 x 9'5 (2.90m x 2.87m)
Flat plastered ceiling with inset spot lights modern grey gloss units at base and eye level with matching drawers all with chrome handles , worksurfaces over incorporating a



stainless steel sink and drainer with chrome mixer taps, four ring hob with oven under and extractor over, plumbing for washing machine, space for other appliances, vinyl floor covering.

First Floor Landing

Textured ceiling with loft hatch, UPVC double glazed window to the side elevation, doors off to the accommodation, store cupboard, carpet.

Bedroom One

13'2 x 11'6 (4.01m x 3.51m)

Good sized double bedroom which has a coved textured ceiling, UPVC double glazed window to the front elevation, radiator, carpet .

Bedroom Two

13'3 into wardrobe x 9' (4.04m into wardrobe x 2.74m)

A further good-sized double bedroom that has a textured ceiling, UPVC double glazed window to the rear elevation, radiator, carpet.

Bedroom Three

9'10 x 6'6 maximum measurements (3.00m x 1.98m maximum measurements)

'L' shaped bedroom that has a textured ceiling, UPVC double-glazed window to the front elevation, radiator, built-in wardrobe carpet

Bathroom

Textured ceiling, obscured UPVC double glazed window to the rear elevation, radiator, tiling to walls, vinyl floor covering, recently installed three piece white suite comprising of a push flush wc, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and glass screen.

Exterior

Rear Garden

Hardstanding pathway around the property with lawn and bedding for plants, shrubs, etc, fenced to boundaries, wrought gate to side giving access to the front of the property, outside tap.

Front Garden

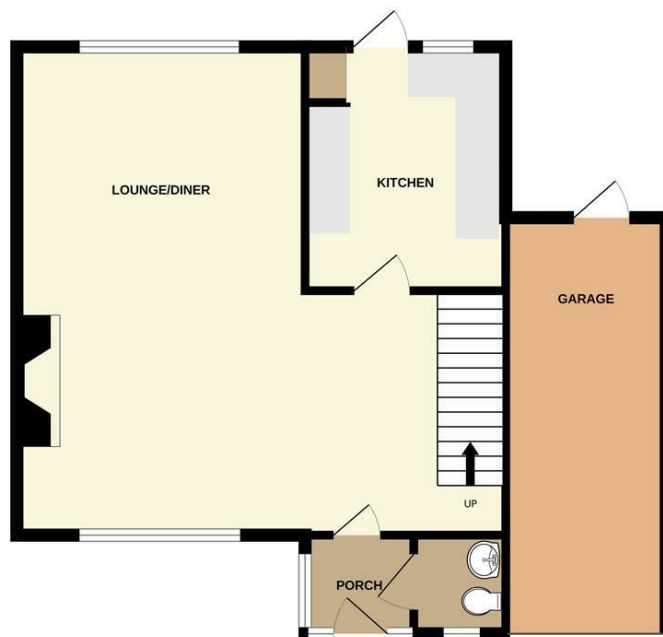
Hardstanding driveway leading to the garage and providing off-street parking, mainly lawned garden with various shrubs, fencing to boundaries.

Garage

Up and over door, power and light connected, door to rear giving access to the garden



GROUND FLOOR



1ST FLOOR



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