



12 Malvern Avenue



**RICHARD
POYNTZ**

**12 Malvern Avenue
Canvey Island
Essex
SS8 0NF**

£285,000

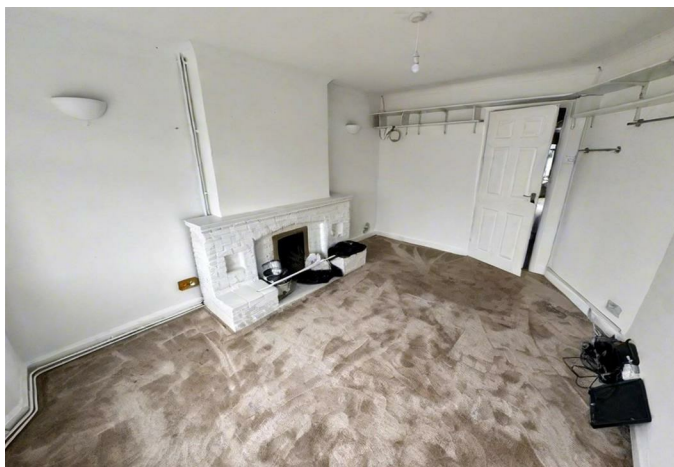


Situated in the sought-after Dutch Village area of Canvey Island, this two-bedroom semi-detached bungalow is offered with no onward chain and represents an excellent opportunity for anyone looking to modernise and make a home their own.

The property offers spacious accommodation throughout, including a welcoming entrance hall, a good-sized lounge with bay window, two double bedrooms, a bathroom with an enclosed shower, and a kitchen open plan to a double-glazed lean-to/conservatory overlooking the rear garden.

Externally, the garden is of average size, providing plenty of potential to landscape or extend (subject to planning).

A fantastic project in a desirable location — viewings are highly recommended and can be arranged by contacting our office



Hall

Double-glazed entrance door into hall with a radiator, access to loft, shallow storage cupboard.

Lounge

16' x 10' (4.88m x 3.05m)

Double-glazed bay window to the front elevation with radiator under, double-glazed window to the side elevation, coving to flat plastered ceiling, feature fireplace.

Kitchen

9'11 x 9' (3.02m x 2.74m)

Double-glazed window to the side elevation, open plan to lean-to/conservatory, tiling to floors, coloured units at base level with rolled edge worksurfaces over, space for domestic appliances, inset circular single drainer stainless steel sink with mixer taps, inset five-ring gas hob with oven under and overhead extractor, radiator.

Conservatory/Lean-to

17' x 7' (5.18m x 2.13m)

Double-glazed French doors opening onto the garden, adjacent double-glazed windows to either side, radiator, and laminate flooring

Bedroom One

11'6 x 9'11 (3.51m x 3.02m)

Double-glazed to the rear elevation, coving to the ceiling.

Bedroom Two

7'11 x 0' (2.41m x 0.00m)

Double-glazed window to the front elevation, radiator, coving to flat plastered ceiling.

Bathroom

A well-presented modern shower room fitted with a white suite comprising a low-level W.C. with concealed cistern and vanity wash basin with storage beneath. The walls and floor are fully tiled, complemented by a chrome heated towel rail and frosted leaded window providing natural light. The room also features a luxury shower bath cabin with multiple body jets, rainfall shower head, and integrated lighting (not tested).

Exterior**Front Garden**

Pathway to the front with lawn on either side.

Rear Garden

Fenced to the boundaries and backing onto other bungalows, therefore providing privacy and seclusion, there is a small decking area with patio areas, with the remainder being mainly laid to lawn and is in need of attention.

GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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