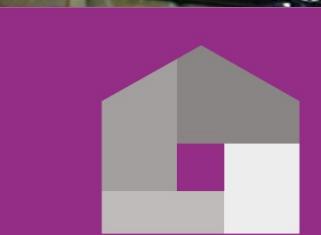




14 Waarem Avenue



RICHARD
POYNTZ

14 Waarem Avenue

Canvey Island

SS8 9DS

£250,000



One-Bedroom Detached Bungalow | Close to Town Centre | No Onward Chain

Situated within easy reach of the town centre, this well-presented one-bedroom detached bungalow offers convenient single-level living with the added benefit of no onward chain.

The accommodation includes a comfortable lounge, fitted kitchen with direct access to the rear garden, a double bedroom, and a modern shower room. Outside, the property enjoys a pleasant enclosed rear garden with decking and lawn, ideal for low-maintenance enjoyment, along with a garage providing secure parking or useful storage.

Further benefits include off-street parking, double glazing, and a quiet residential setting, while remaining close to local shops, amenities, and transport links.

An excellent opportunity for downsizers, first-time buyers, or investors alike — a straightforward sale, just as we like it.



Hall

Lounge

16'8 x 12'7 (5.08m x 3.84m)

Inner Hall

Kitchen

13'06 x 6'09 (4.11m x 2.06m)

Bedroom One

10'4 9'10 (3.15m 3.00m)

Shower Room

Outside

Garage





GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq ft. (55.7 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 inaccuracy. Prospective buyers should satisfy themselves as to the correctness of any statement made by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
Made with Measuring Works.

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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



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