26 Lionel Road
RICHARD
POYNTZ

26 Lionel Road
Canvey Island
Essex
SS8 9DE

£280,000

3 1 1 E

Ideally positioned within a short walking distance to the main Town Centre is this three-bedroom detached family bungalow, offered for sale with No Onward Chain and in need of modernisation and refurbishment.

Additional features include a spacious lounge to the front, good size kitchen/breakfast room with space for a table and chairs, three well-proportioned bedrooms, a bathroom, and a separate WC.

Externally, there are patio and lawned rear gardens with a garage to the side with power assisted roller door.

Hall
16' in depth (4.88m in depth)
The property is approached via an obscure double-glazed entrance door leading to the entrance hall with a radiator, storage cupboard, and doors leading to the accommodation.

Lounge
14'9 x 11'5 (4.50m x 3.48m)
Double-glazed window to the front elevation, laminate wood flooring, radiator, and power points.

Kitchen/Breakfast Room
12'x9'9 (3.66mx2.97m)
Obscure double-glazed window to the side elevation, UPVC double-glazed window and matching door to the rear elevation, radiator, wall-mounted boiler, single drainer sink unit inset to a range of rolled edge work surfaces to two sides with units at base and eye level, various appliance spaces, space for dining room table and chairs as required.

Lean-to
10' x 7'7 (3.05m x 2.31m)
An older style lean-to with glazed windows to the rear

and side elevations and a sliding door leading to the garden.

Bedroom One
15' x 10' (4.57m x 3.05m)
A good-sized bedroom with double-glazed windows to the rear elevation, a radiator, and power points.

Bedroom Two
11'x10' (3.35mx3.05m)
Double-glazed window to the front elevation, radiator, and power points.

Bedroom Three
12' x 6' (3.66m x 1.83m)
Double-glazed window to the rear, radiator, and power points.

Bathroom
Obscure double-glazed window to the side elevation, suite comprising a panelled bath with electric shower over, pedestal wash hand basin, radiator, ceramic tiling to the walls.

WC
Obscure double-glazed window to the side elevation, radiator, low-level push flush wc.

Exterior

Rear Garden
Commencing with a paved patio and lawned garden with an older decked area to one side, a side pathway and gate providing access, the gardens extend to one side slightly, with a personal door leading to the garage.

Front Garden
Mainly paved to a patio with a retaining brick wall.

Garage
Single-size garage with power-assisted roller door leading to the front driveway and garden

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

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 ©2010

Mierepresentation 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 intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves 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@**richard**poyntz.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.