



4.. *The Ridings*



RICHARD
POYNTZ

4.. The Ridings Canvey Island Essex SS8 9QZ

OIEO £290,000

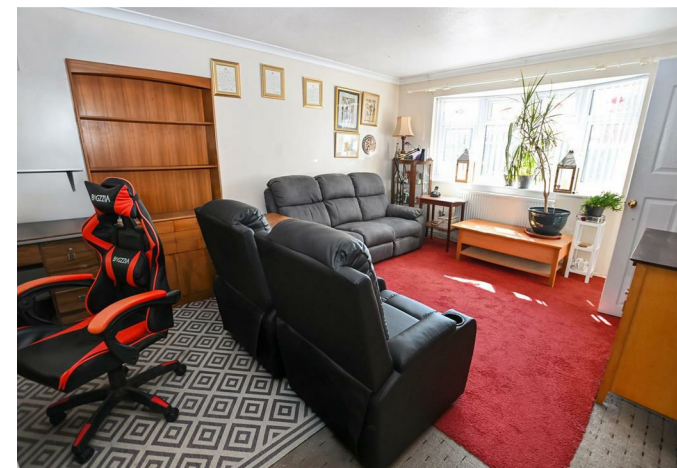
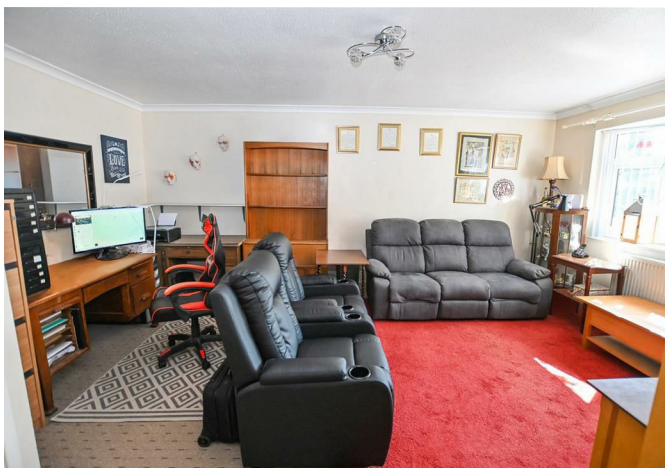


Richard Poyntz & Company are pleased to offer for sale this spacious two-bedroom semi-detached bungalow, ideally situated close to local schools, bus routes, Morrisons Local and within easy reach of Benfleet Railway Station.

The property offers a generous lounge, a modern fitted kitchen, two good-sized double bedrooms and a contemporary wet room. Further benefits include UPVC double glazing and modern gas-fired central heating.

The low-maintenance rear garden features a powered garden office, ideal for anyone working from home, together with a spacious shed, also with power, offering excellent storage or workshop space. To the front, there is off-street parking.

A well-proportioned bungalow in a convenient location, offering comfortable living with flexible space both inside and out. Early viewing is highly recommended.



Porch/Hall

Double-glazed entrance door into the porch/hall with textured ceiling, panelled door to store cupboard housing modern gas-fired combination boiler, door connecting to the lounge

Lounge

17'9 x 12'10 (5.41m x 3.91m)
Coving to the ceiling, UPVC double-glazed bay window to the front elevation, two radiators, panelled door connecting to the kitchen, and further door to the inner hall.

Kitchen

12'4 x 6'11 (3.76m x 2.11m)
Textured ceiling, double-glazed window and door to the side elevation, tiling to some of the walls, modern gloss units at base level with matching drawers, worksurfaces extend to four walls, incorporating one and a quarter drainer sink, wall-mounted extractor, appliances including oven and washing machine are to remain.

Inner Hall

Coving to ceiling, access to loft, doors off to the remainder of the accommodation.

Bedroom One

14' x 9'9 (4.27m x 2.97m)

A good-sized double bedroom, coving to the ceiling, double-glazed window to the rear elevation, radiator.

Bedroom Two

10' x 9'10 (3.05m x 3.00m)

A good-sized double bedroom, coving to the ceiling, a double-glazed window to the rear elevation, and a radiator.

Wet Room

Textured ceiling, UPVC double-glazed obscure window to the side elevation, attractive and modern tiling to walls, heated chrome towel rail, push flush wc, wall-mounted sink with chrome taps, wall-mounted electric shower.

Exterior

Front Garden

Hard standing providing an area for off-street parking

Rear Garden

Low maintenance paved rear garden, fenced to the boundaries, gate giving access to the rear, plus gate to the side giving access to the front. As per the vendor, we understand there is a further parking space to the rear of the garden.

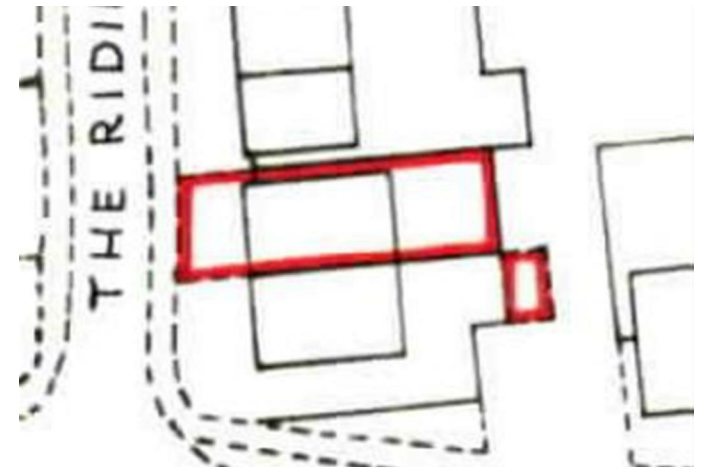
Shed

17'4 x 7'8 (5.28m x 2.34m)

Garden Office

11' x 6'110 (3.35m x 1.83m)

Double-glazed windows facing, both properties have their own independent consumer unit.



Ground Floor



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.

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