



9, Delgada Road



**RICHARD
POYNTZ**

9, Delgada Road Canvey Island Essex SS8 7JR

Guide Price £275,000



GUIDE PRICE £275,000 to £290,000

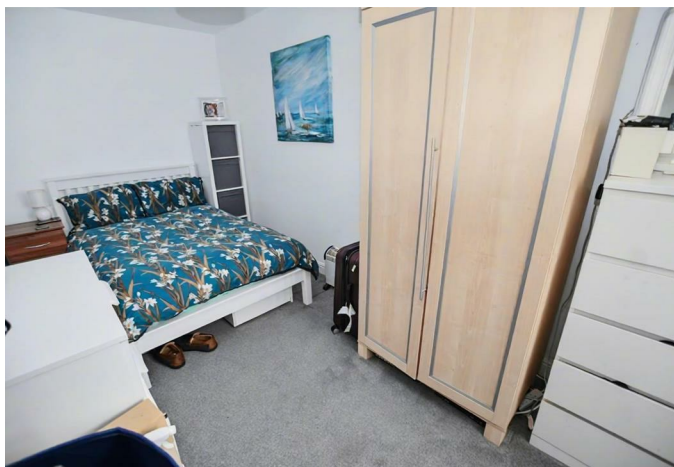
Spacious Two Bedroom Detached Bungalow
Pleasant Cul-De-Sac • Close To The Seafront • South Facing Garden & Parking

Enjoying a pleasant cul-de-sac setting just off Maurice Road and within easy walking distance of the seafront and local shops, this larger than average two bedroom bungalow offers well-proportioned and comfortable accommodation.

The property features a bright lounge, a good size fitted kitchen with oven and hob to remain, two well-proportioned double bedrooms and a bathroom with white suite and shower over the bath.

Externally the bungalow benefits from a south facing rear garden, ideal for enjoying the sun throughout the day, together with the advantage of off street parking.

Homes of this type, offering generous accommodation and a desirable coastal location, are always in strong demand and early viewing is highly recommended



Porch

Obscure double glazed UPVC entrance door into the hall with adjacent obscure double glazed window to the side, flat plastered ceiling, cupboard housing modern gas-fired boiler, the white contemporary door connects into the lounge.

Lounge

15'2x11'7 (4.62mx3.53m)

A bright and comfortable living space featuring a uPVC double glazed bay window to the front elevation allowing plenty of natural light, with

radiator beneath. Flat plastered ceiling and fitted carpet. The room is open plan to the inner hall and a sliding door provides access through to the kitchen

Inner Hall

Connecting to the bathroom and two bedrooms with white contemporary doors.

Kitchen

10'11x6'11 (3.33mx2.11m)

A beautifully presented modern galley-style kitchen fitted with a range of attractive shaker-style wall

and base units complemented by wood-effect work surfaces and stylish subway-tiled splashbacks. The kitchen benefits from an integrated oven with electric hob and extractor hood, inset stainless steel sink unit, and space for additional appliances including a washing machine and fridge freezer.

The room is finished with a striking patterned tiled floor, giving the space a contemporary feel, while a double glazed door and window to the rear provide excellent natural light and direct access to the garden.

Bedroom One

9'8x9'6 (2.95mx2.90m)

Again with newly installed carpet, coving to flat plastered ceiling, UPVC double glazed window to the rear, access to loft, radiator.

Bedroom Two

15'1x7'2 (4.60mx2.18m)

A double bedroom with UPVC double glazed window to the front elevation with radiator under, flat plastered ceiling.

Bathroom

Modern three-piece suite comprising a white panelled bath with glass shower screen and shower attachment, vanity unit with inset wash hand basin and chrome mixer tap, and a white low-level WC with push flush. Tiling to splashback areas, flat plastered ceiling, and obscure uPVC double glazed window to the side elevation.

Front Garden

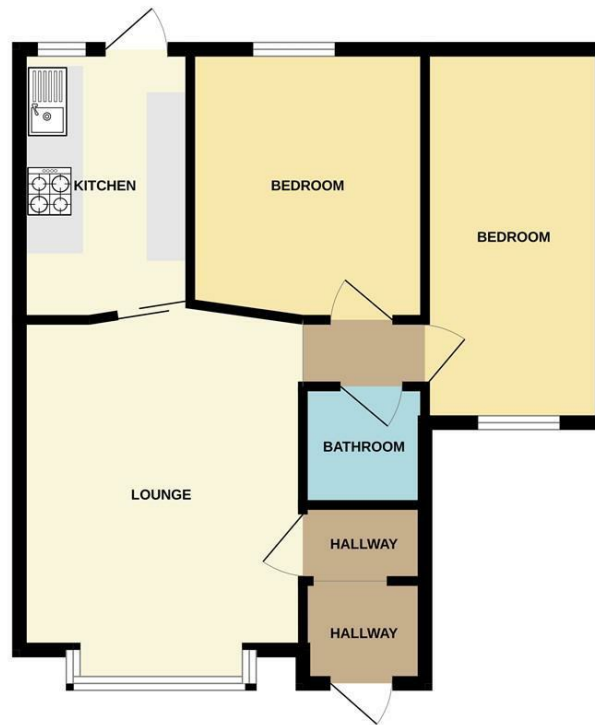
To the front is a lawned area in front of the lounge with off-street parking for two vehicles.

Rear Garden

Facing a Southerly direction and is mainly laid to lawn with some fencing to the boundaries.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 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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