
11 Foster Road
RICHARD
POYNTZ

11 Foster Road
Canvey Island
SS8 8AR

£310,000

3 1 1

Situated in a convenient location close to the town centre, this three-bedroom end-of-terrace house offers well-arranged accommodation, parking to the front and a long rear garden, with additional hardstanding behind fencing that is ideal for parking.

The L-shaped lounge provides a versatile living space with room for seating and dining. The kitchen is positioned to the rear, while the conservatory offers an additional area to relax and enjoy the garden outlook.

Three bedrooms are complemented by a modern shower room. Further features include double-glazed windows and gas central heating, which has not been tested.

Outside, the long rear garden provides plenty of space for gardening, outdoor seating and family use. The hardstanding behind fencing to the rear offers a useful additional parking area, complementing the parking at the front.

Conveniently positioned for the town centre's shops and amenities, this property is well placed for everyday needs. Keys are held .











Porch
Double Glazed door into the Porch

Lounge / Diner
24'07 x 16'4 (7.49m x 4.98m)
Double glazed bay window to front, double glazed doors to rear garden, two radiators with decorative covers, carpet, coving to ceiling, dado rail, open tread staircase to first floor, opening to kitchen.

Kitchen
9'07 x 7'11 (2.92m x 2.41m)
Double glazed window to rear, range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer with mixer tap, space for cooker, peninsula breakfast bar, tiled splashbacks, two built-in storage cupboards, recessed spotlights, wood-effect flooring, open to lounge/diner.

Conservatory
12'02 x 8'10 (3.71m x 2.69m)
Double glazed to three aspects, double glazed patio doors to rear garden. radiaitor

Landing
Access to the loft doors off to the bedrooms

Bedroom One
11'5 x 9'2 (3.48m x 2.79m)
Double Glazed window , Radiator

Bedroom Two
12'4 x 7'10 (3.76m x 2.39m)
Double Glazed window , Radiator

Bedroom Three
9'6 x 8'2 (2.90m x 2.49m)
Double Glazed window , Radiator

Shower Room
Obscure double glazed window to rear, chrome heated towel rail, walk-in shower enclosure with glass screen, close-coupled WC, vanity wash hand basin with mixer tap and cupboards below, PVC panelled walls, tiled floor.

Front
Imprinted concrete driveway providing off-street parking for several vehicles, enclosed by low brick walls with shingle borders, side gate giving access to rear garden, canopy porch with double glazed entrance door.

Garden
Mainly laid to lawn with established shrub and flower borders, raised pond, fenced to boundaries, rear gate leading to an area of hardstanding behind the fence, ideal for additional parking.










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.