76 North Avenue

RICHARD POYNTZ

76 North Avenue
Canvey Island
SS8 9HJ

£285,000

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This semi-detached chalet-style home presents an excellent opportunity for those seeking a property with potential. Boasting three/four well-proportioned bedrooms, this residence offers ample space for families or individuals looking to create their ideal living environment.

The superbly sized lounge, measuring an impressive 25' by 11' 5', serves as the heart of the home, providing a welcoming area for relaxation and entertainment. Additionally, the ground floor features a versatile optional bedroom four that can easily be used as an office, catering to your specific needs, with a Kitchen to the rear and a ground-floor cloakroom and first-floor bathroom.

One of the standout features of this property is the larger-than-average rear garden, which offers a blank canvas for gardening enthusiasts or those wishing to create an outdoor oasis. The space is perfect for family gatherings, children's play, or simply enjoying the fresh air. With hardstanding to the front of the home providing off-street parking for two/three cars.

While the property needs modernisation, it presents a fantastic opportunity for buyers to put their personal stamp on it. With no onward chain, you can move forward with your plans without delay. This home is ideal for those looking to invest in a property that they can truly make their own.

Hall
The property is approached via a central UPVC entrance door with an obscure double-glazed panel leading to the entrance hall with a radiator, stairs connecting to the first floor accommodation, and doors leading to the accommodation.

Cloakroom
Obscure double-glazed window to the front elevation, radiator, and low-level flush wc.

Lounge/Diner
25' x 11'5 (7.62m x 3.48m)
A superb-sized room with UPVC double-glazed windows to the front and rear elevations, radiator, tv and power points, gas fireplace, wall-mounted air conditioning unit, ample space for table and chairs as required.

Kitchen
11'8 x 10'6 (3.56m x 3.20m)
Double-glazed window to the side elevation and a UPVC double-glazed window to the rear elevation and a matching UPVC half double-glazed door providing access to the garden, single drainer sink unit inset to a range of rolled edge worksurfaces with units at base and eye level, inset hob with oven below and extractor over, plumbing and space for washing machine, space for

fridge and freezer, radiator, storage cupboard, wall mounted concealed boiler.

Ground Floor Bedroom Four/Office
8'6 x 8'4 (2.59m x 2.54m)
Double-glazed window to the side elevation, radiator, and power.

First Floor Landing
Access to the loft via a hatch, a power point and panelled doors leading to the accommodation.

Bedroom One
11'5 x 11'4 (3.48m x 3.45m)
UPVC double-glazed window to the front elevation, radiator and power points.

Bedroom Two
11'10 x 8'10 (3.61m x 2.69m)
Double-glazed window to the side elevation, radiator, and power points.

Bedroom Three
8'6 x 7'10 (2.59m x 2.39m)
UPVC double-glazed window to the rear elevation, radiator, power points, and wardrobe cupboard.

Bathroom
Obscure double-glazed window to the rear elevation, suite comprising low-level flush wc, pedestal wash hand basin, panelled bath with shower mixer taps, radiator, ceramic tiling to the walls.

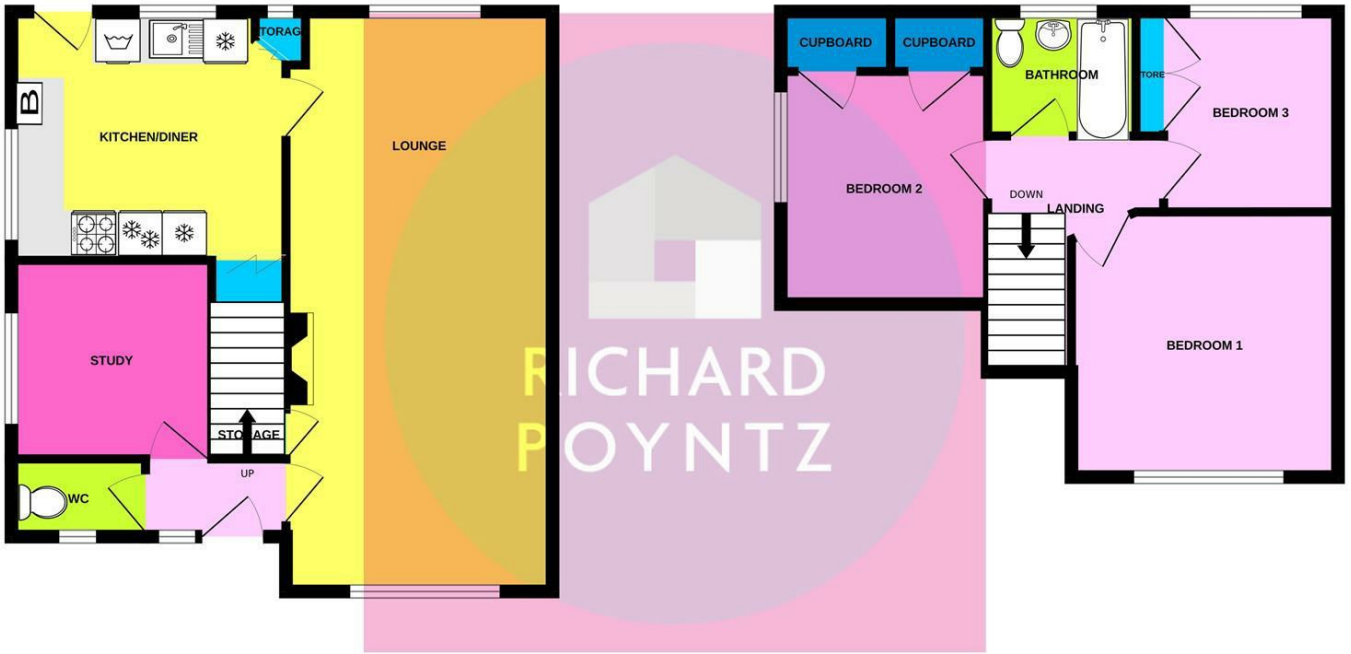
Exterior

Rear Garden
As mentioned previously, the property benefits from a much larger than average lawned rear garden with established shrubbery and fencing to the boundaries, a concrete storage shed to one side, a side pathway, and a gate providing access to the front garden.

Front Garden
Being mainly concreted hardstanding for off-street parking for two to three vehicles, a good-sized shed-style storage unit with power connected (to remain).

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

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