



278 Furtherwick Road



**RICHARD
POYNTZ**

278 Furtherwick Road Canvey Island SS8 7DR

£349,950



Facing the popular Labworth Playing Fields and situated directly opposite the seafront, this three-bedroom semi-detached home is offered for sale with the benefit of no onward chain.

The accommodation comprises a front-facing lounge and a kitchen/diner to the rear fitted with a range of white units. To the first floor are three well-proportioned bedrooms together with a family bathroom, while a ground floor cloakroom provides added convenience.

The property benefits from double glazing and enjoys a pleasant position. There is also a garage to the rear, which is in need of some attention.

An ideal opportunity for a buyer looking to personalise a home in this sought-after coastal location



Hall

Cloakroom

Lounge

14'1 x 12'2 (4.29m x 3.71m)

Kitchen / Diner

18'9 x 10'1 (5.72m x 3.07m)

First Floor Landing

Bedroom One

13'8 x 12'7 (4.17m x 3.84m)

Bedroom Two

12'7 x 11'2 (3.84m x 3.40m)

Bedroom Three

10'2 x (3.10m x)

Front

Rear Garden

Garage





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.

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@richardpoyntz.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.

