



100 Church Parade



100 Church Parade Canvey Island SS8 9RH

£280,000



Two Bedroom Bungalow – No Onward Chain – Requires Updating

A two double bedroom bungalow offered for sale with no onward chain, presenting an excellent opportunity for buyers looking to modernise and add their own stamp.

The property is well located close to Waterside Playing Fields, local shops, and bus routes, with convenient access towards Benfleet Station.

Internally, there is a good-size lounge with the kitchen just off, two double bedrooms to the rear, and a shower room. The accommodation would now benefit from general updating, offering clear potential for improvement.

Externally, the bungalow enjoys a rear garden of a reasonable size, along with access to a garage and off-street parking.

Keys held for viewings



Porch

Double-glazed entrance door into the entrance porch with obscure double-glazed windows to the front and both sides, door connecting directly into the lounge.

Lounge

14'2 x 12'10 (4.32m x 3.91m)

Double-glazed bay window to the front elevation with radiator under, coving to textured ceiling, feature panels with wall-mounted lights, cast iron style walkway opening to the kitchen

Kitchen

8'2 x 8' (2.49m x 2.44m)

Double glazed door and UPVC window to the side elevation, wooden units at base level with space for domestic appliances, stainless steel inset sink, work surfaces to one side with plumbing facilities for washing machine, some tiling to the splashbacks including mirror tiling to splashbacks, matching units at eye level with glass display cabinet, wall mounted electric extractor (not tested), coving to ceiling.

Inner Hall

Doors off to the shower room and the two bedrooms, a cupboard housing the gas-fired boiler (not tested).

Bedroom One

12'5 x 8'2 (3.78m x 2.49m)

Double-glazed sliding patio doors opening onto the garden, wallpaper decor, coving to textured ceiling, and a radiator.

Bedroom Two

11'5 x 10'6 (3.48m x 3.20m)

UPVC double-glazed window to the rear elevation with radiator under, wallpaper decor, coving to textured ceiling, fitted mirror fronted sliding wardrobes (to remain).

Shower Room

A modern three-piece suite comprising push flush low-level close-coupled wc, walk-in double shower cubicle with glass enclosures and wall-mounted shower, vanity unit with inset wash hand basin, tiling to some of the walls, UPVC splashbacks to the shower area, obscure double-glazed window to the side, chrome towel rail.

Exterior

Front Garden

Block paved parking to the front, low-level retained brick wall, and access to the rear garden.

Rear Garden

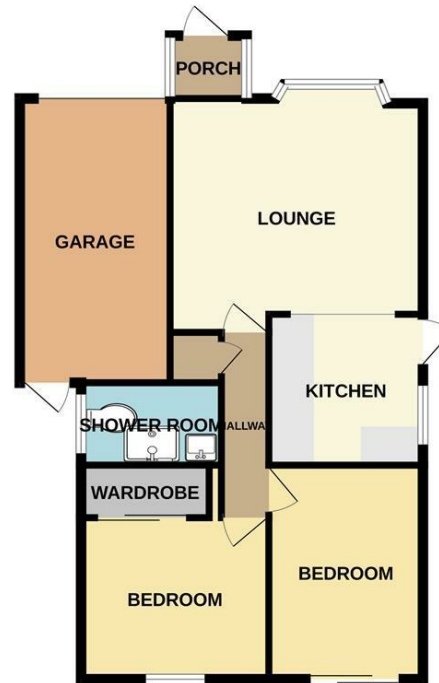
Measured 34ft in length with patio area, two sheds, fenced to boundaries, access to garage.

Garage

With an up and over door and a rear door.



GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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.
Made with Metropix C2025

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.

