



*79 Point Road*



**RICHARD  
POYNTZ**



# 79 Point Road Canvey Island SS8 7TT

O.I.R.O £225,000



Older-Style Timber Roughcast Bungalow – No Onward Chain

Positioned in a convenient location close to local shops, bus routes, and the scenic sea wall is this older-style bungalow of timber roughcast construction, offered for sale with no onward chain.

The accommodation comprises a double-glazed entrance porch leading into a spacious modern kitchen fitted with oven, hob, and extractor. From here, the lounge provides access to a double-glazed lean-to/conservatory, forming an open-plan living area. The bathroom is situated off this space, while the main bedroom is located to the front, also accessed via the kitchen.

From the lounge, a steep staircase leads to two loft rooms, offering flexible use – potentially as additional bedrooms – along with a separate WC on this upper level.

Externally, the property benefits from off-street parking to the front.

Please note: This property is of timber roughcast construction and may be suitable for cash purchasers or buyers with specialist lending.

Viewings strictly by appointment – please contact our office to arrange.



## Entrance Porch

Double glazed entrance porch, double glazed door into porch, double glazed windows to either side, and glass panelled wooden door connecting directly into the kitchen

## Kitchen

12'11 x 9'6 (3.94m x 2.90m)

Large double glazed window to the front elevation, gloss white units and drawers at base level with space for domestic appliances, including plumbing facilities for washing machine, worksurfaces to two walls with inset one and a quarter stainless steel sink with mixer taps, inset four ring gas hob with oven under and overhead extractor, matching units at eye level, wall mounted gas fired boiler, double radiator, space for dining room table, door to bedroom at the front and archway through into the lounge.

## Lounge

15'5 x 9'8 (4.70m x 2.95m)

Double glazed window to side elevation, within the hallway area, obscure frosted double glazed window to the rear, laminate flooring, radiator, beams to the ceiling, and opening through to the conservatory, steep staircase into the first floor landing.

## Conservatory

9'5 x 7'8 (2.87m x 2.34m)

Double glazed windows to three elevations, double glazed French doors opening onto the garden at the rear elevation, radiator.





**Bedroom One (Ground Floor)**

9'8 x 9'6 (2.95m x 2.90m)

Double glazed window to the front elevation, radiator, beams to the ceiling.

**First Floor Landing**

Radiator, doors off to the cloakroom and other loft rooms.

**Cloakroom**

Suite comprising low-level wc, vanity unit with inset wash hand basin, mixer tap.

**Loft Room Two**

11'2 x 6'9 (3.40m x 2.06m)

Low level ceilings restricting height space, double glazed window to the side elevation.

**Loft Room Three**

10'9 x 8'5 (3.28m x 2.57m)

Double glazed to side elevation, again limited height due to eaves and the measurements are approximate.

**Exterior****Front Garden**

Off-street parking set behind wrought iron style gates, access to the rear garden.

**Rear Garden**

Fenced to the boundaries, smaller than average, gravel areas with the remainder being laid to artificial lawn, shed in one corner.

**Agents Notes**

Important Notes:

The property is of Timber Roughcast construction. Applicants must check their lender's criteria before proceeding with a mortgage application.

The property will remain on the market until written confirmation of mortgage approval is received.

Buyers are strongly advised to seek clarification on the use of the first-floor rooms, including any required permissions.

Viewings are by appointment only – please contact our office to arrange.



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