



7 Lovens Close



**RICHARD
POYNTZ**

7 Lovens Close Canvey Island SS8 7DS

OIEO £300,000



Tucked away in a peaceful cul-de-sac, backing directly onto open playing fields and just a stone's throw from Canvey's vibrant Seafront, with convenient access to the Town Centre, is this attractive two-bedroom detached bungalow. The home also benefits from ample off-street parking and a larger-than-average garage.

The accommodation comprises a welcoming lounge stretching the full width of the front, a modern fitted kitchen, and to the rear two generously sized bedrooms. A contemporary fitted bathroom completes the internal layout.

Externally, the bungalow enjoys a larger-than-average rear garden, providing excellent privacy and seclusion. The property is being offered for sale with No Onward Chain.



Porch

Double-glazed entrance door into an entrance porch, further opening into the lounge.

Lounge

16'2 x 10'4 (4.93m x 3.15m)

Double-glazed bay window with plantation style shutters to the front elevation, a further double high level window to the side elevation, fitted carpet, large radiator, picture rail and coving to the ceiling, opening through to the kitchen.

Kitchen

10'4 x 6'7 (3.15m x 2.01m)

White units and drawers at base level with butchers block style worksurfaces over inset enamel white one and a quarter drainer sink with mixer taps, space for domestic appliances including plumbing for automatic washing machine, tiling to the splash backs with matching units at eye level and extractor unit, double glazed door and window to the side elevation, from here open plan to two bedrooms and the bathroom.



Bedroom One

13'3 x 8'9 (4.04m x 2.67m)

Double-glazed to the rear elevation, radiator, coving to flat plastered ceiling.

Bedroom Two

13'4 into the wardrobes x 7' (4.06m into the wardrobes x 2.13m)

Built-in wardrobes housing a gas-fired boiler, double-glazed window to the rear elevation, and a radiator.

Bathroom

Modern three-piece suite comprising a low-level wc with push flush, vanity unit with inset wash hand basin and chrome mixer tap, shaped panelled white bath with shower screen and wall-mounted shower, tiling to walls and floor, obscure double-glazed window to side elevation, and chrome towel rail.

Exterior

Front Garden

Ample off-street parking to the front, wide side access, and access to the garage.

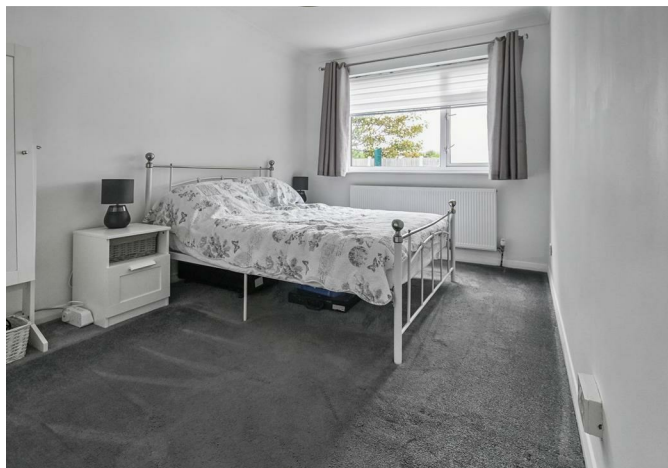
Garage

20' x 8'3 (6.10m x 2.51m)

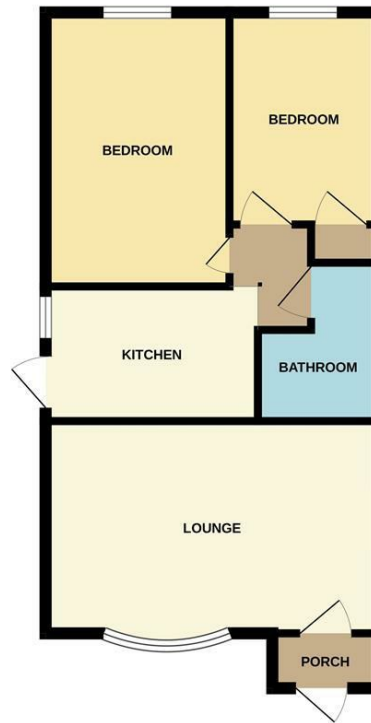
Powered up and over door, and a side door.

Rear Garden

Offering plenty of privacy and seclusion, mainly laid to lawn, fenced to the boundaries, backing directly onto playing fields, and larger than average.



GROUND FLOOR



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.

