



*26 Mornington Road*



**RICHARD  
POYNTZ**



**26 Mornington Road  
Canvey Island  
Essex  
SS8 8DU**

**£335,000**

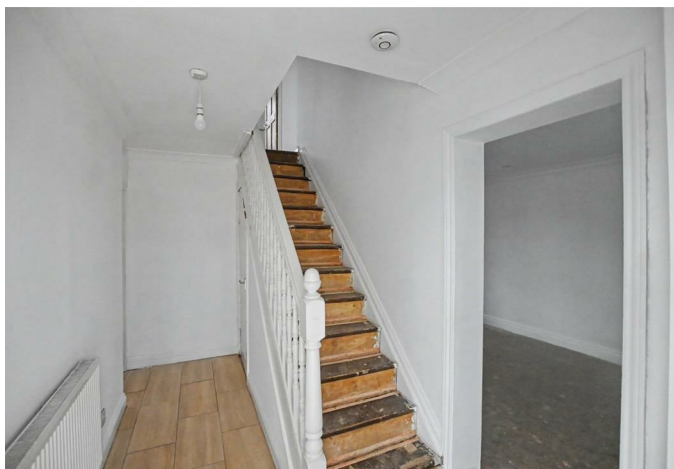
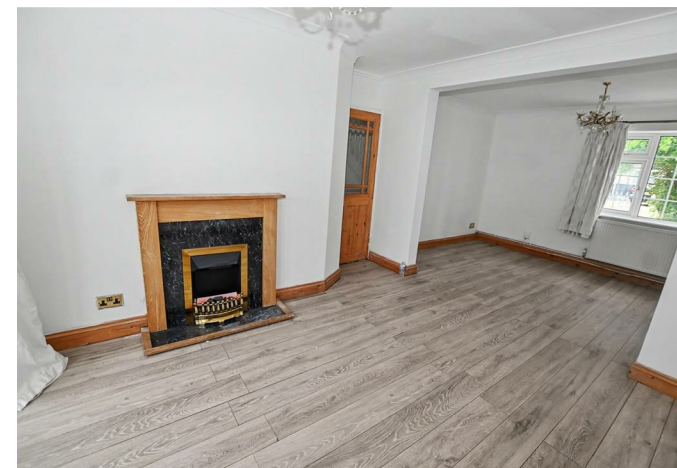
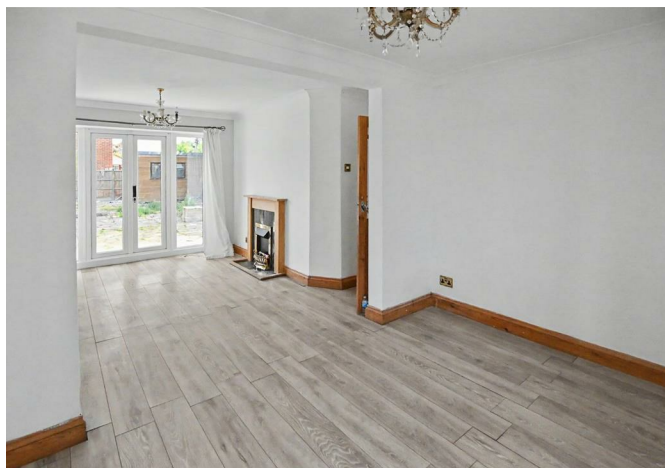


A spacious four-bedroom end-terrace house conveniently located close to the town centre, offering well-proportioned accommodation throughout.

The property features a good-sized through lounge, a kitchen/diner, four first-floor bedrooms, a family bathroom, and an en-suite shower room. Outside, there is a good-sized rear garden and off-street parking to the front.

Further benefits include double glazing, gas central heating, and no onward chain, making for a straightforward purchase.

Please note: This is a concrete-constructed property. Prospective purchasers should make enquiries with their mortgage lender regarding lending availability and suitability before proceeding.



**Hall**

Double-glazed entrance door into a spacious hall with stairs connecting to the first floor, radiator, coving to the ceiling, opening through to kitchen/diner and lounge area, understairs cupboard

**Lounge**

21'11 x 12'1 (6.68m x 3.68m)

Double-glazed window to front elevation, double-glazed French doors opening onto the garden, radiator, coving to ceiling, and laminate flooring.

**Kitchen/Diner**

17'5 reducing to 8'5 x 19'11 (5.31m reducing to 2.57m x 6.07m)

Double-glazed window to the front elevation, double-glazed doors opening onto the garden, spacious kitchen/diner with ample space if needed for dining room table, units and drawers at base level with inset stainless steel sink, wood-style work surfaces, tiling to splash back areas, units at eye level, glass display unit at eye level.

**First Floor Landing**

Doors off to the four bedrooms



**Bedroom One**

11'10 x 8'5 (3.61m x 2.57m)

Double-glazed to the front elevation,

**En-Suite**

Suite comprising low-level wc, shower cubicle, wall-mounted sink, chrome towel rail, cupboard housing gas-fired boiler

**Bedroom Two**

11'3 x 11'1 (3.43m x 3.38m)

Double glazed to the front elevation.

**Bedroom Three**

13'4 x 9'5 (4.06m x 2.87m)

Double-glazed window to the rear elevation.

**Bedroom Four**

26'2" x 26'2" x 13'1" (8' x 8'4)

Double-glazed window to the front elevation.

**Bathroom**

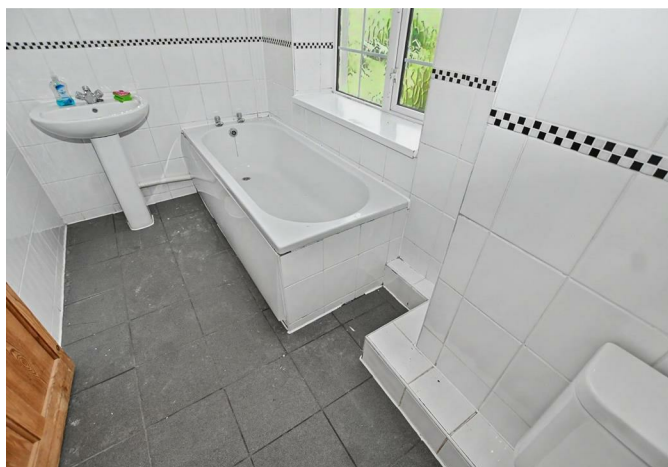
Tiled to the walls in ceramics, a suite comprising low level wc, a white panelled bath and a pedestal wash hand basin, tiled to the floors, obscure double-glazed window to the rear elevation.

**Exterior****Front Garden**

Ample parking to the front of the property.

**Rear Garden**

Larger than average, fenced to the boundaries, with a side gate.



GROUND FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.5 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.

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