



21.. Essex Close



21.. Essex Close Canvey Island SS8 0DE

£325,000



This modern and attractive two-bedroom detached bungalow is available with no onward chain. It is ideally located on a popular cul-de-sac, just a short walk from Canvey's seafront.

The property features a spacious lounge at the rear, a modern fitted kitchen equipped with a hob oven and extractor fan, and two well-proportioned bedrooms, with fitted wardrobes in the first bedroom. Completing the accommodation is a three-piece shower room.

Externally, the bungalow benefits from good-sized, southerly-facing rear gardens that include patio and lawn areas and a garage and private driveway to the side.



Entrance hall

Property is approached via a central UPVC entrance door leading to the entrance hall with radiator, dado rail, coving to ceiling, door to airing cupboard housing hot water tank and shelving, and panelled doors leading to the accommodation.

Lounge

16'6 x 9'9 (5.03m x 2.97m)
With UPVC double-glazed window and matching patio doors leading onto the rear garden, two radiators, TV and Powerpoints, textured and coved ceiling, and dado rail.



Kitchen

11 x 10'8 (3.35m x 3.25m)
With UPVC double-glazed to the front, with part double-glazed door to the side providing access, with one and a half single drainer stainless sink unit inset, to a range of roller work units to three sizes with light finished units at base and eye level, radiator, four ring stainless steel gas hob with extractor over and oven to the side, plumbing and space for a washing machine, space for a fridge freezer, wall-mounted boiler, complementary ceramic tiling to the walls, textured and coved ceiling.

Bedroom One

13'4 x 9'9 (4.06m x 2.97m)

It has an UPVC double-glazed window to the rear elevation, radiator, powerpoints, a range of fitted wardrobes to two walls with top boxes, and a textured to coved ceiling.

Bedroom Two

9'8 x 9'3 (2.95m x 2.82m)

UPVC double-glazed window to the front elevation, with textured and coved ceiling, radiator and powerpoints.

Shower Room

Modern shower room with obscure double-glazed window to the front, with a contemporary suite comprising of wash and basin inset to vanity unit below, with work surface extending and incorporating the low-level push flush WC, fully tiled shower with screening, radiator, complimentary ceramic tiling to the walls and floor, coving to textured ceiling with extractor.

Rear Garden

The rear of the property extends to an attractive paved patio and lawned good-sized garden with established shrubbery borders and fencing to boundaries, a side gate providing access to the front, and external lighting.

Garage

Power and light connected up and over the door leading to driveway.

Front Garden

Being mainly laid to shingle, with external lighting.





TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017

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.

