



31 Nevada Road



**RICHARD
POYNTZ**

31 Nevada Road Canvey Island SS8 8EX

£240,000



Set in a convenient and sought-after location, within easy reach of local shops and just a short stroll from the seawall, this one-bedroom detached bungalow is offered for sale with no onward chain.

The property presents an excellent opportunity for those looking to modernise and create a home to their own taste, making it ideal for buyers seeking a project with strong potential.

The accommodation comprises a lounge positioned to the front, a kitchen, one bedroom, and a shower room.

Externally, the bungalow benefits from its own garage together with off-street parking.

Properties of this type and location rarely become available, and early viewing is highly recommended.



Hall

Lounge

15'10 x 10'1 (4.83m x 3.07m)

Kitchen

10'06 x 5'03 (3.20m x 1.60m)

Bedroom One

11'08 x 9'08 (3.56m x 2.95m)

Shower Room

Garden

Garage / Store Room

11'08 x 7'10 (3.56m x 2.16m)

Utility (/ Store Behind Garage)

7'10 x 4'11 (2.39m x 1.50m)



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 sq.m.) approx.
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