30B
30b Norton Avenue
RICHARD
POYNTZ

30b Norton Avenue
Canvey Island
Essex
SS8 8LQ

£250,000

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Guide Price £250,000 to £265,000

Richard Poyntz & Company are delighted to offer for sale this two-bedroom semi-detached bungalow, offered with no onward chain and situated in a popular residential location close to the playing fields at Smallgains Recreation Ground. The property benefits from gas-fired central heating and majority double glazing, together with a spacious lounge, fitted kitchen, two well-proportioned bedrooms, a modern bathroom and a generous conservatory overlooking the rear garden. Outside there is off-street parking to the front and a private rear garden. Conveniently positioned within easy reach of local shops, schools and bus routes, this property is ideal for those looking to downsize, first-time buyers or investors. Early viewing is highly recommended

Porch
Double-glazed entrance door into the porch with double-glazed window to front and side elevations, laminate flooring, and opening through into the lounge

Lounge
15'09 x 10'03 (4.80m x 3.12m)
Double-glazed window to the front elevation, radiator, laminate flooring, opening through to the kitchen, and the inner hallway

Kitchen
9'10x 6'-4 (3.00mx 1.83m-1.22m)
A modern kitchen with a double-glazed window to the side elevation, laminate style flooring, white/cream units and drawers at base level with rolled edge worksurfaces over, an inset stainless steel sink, tiling to splashbacks, matching units at eye level, a glass display cabinet, wall mounted boiler, step down into the conservatory

Conservatory
15 x7'07 (4.57m x2.31m)
Double-glazed windows to three elevations, laminate flooring, double-glazed French doors at the side elevation, and an obscure roof.

Bedroom One
10'11 9'07 (3.33m 2.92m)
Double-glazed window to the rear elevation, radiator, laminate flooring

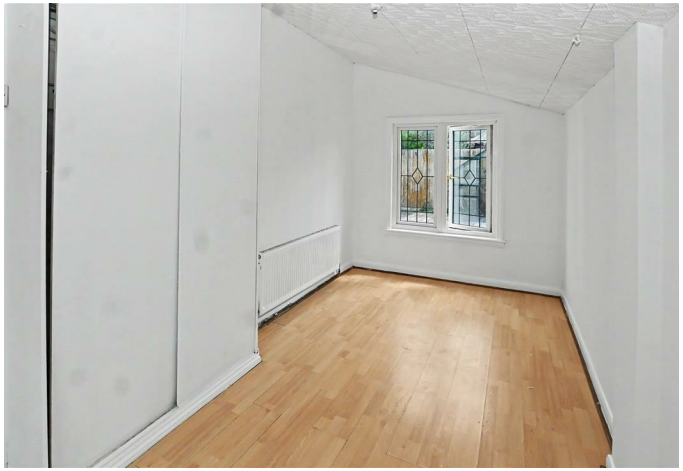
Bedroom Two
16'07 x 7'06 (5.05m x 2.29m)
A good-sized through room, double-glazed windows to the front and rear elevations, and a radiator.

Bathroom
7'10 x 5'1 (2.39m x 1.55m)
A modern white suite comprising low level wc with push flush, pedestal wash hand basin, panelled bath with shower screen and shower attachment, radiator, and fully tiled to the walls.

Exterior

Front Garden
Off-street parking to the front, screened from the road by shrubbery.

Rear Garden
Average in size for this style of property, fenced to the boundaries, low-maintenance with shingle areas and large decked areas.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

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