



26 Lionel Road



**RICHARD
POYNTZ**

**26 Lionel Road
Canvey Island
Essex
SS8 9DE**

£280,000



Ideally positioned within a short walking distance to the main Town Centre is this three-bedroom detached family bungalow, offered for sale with No Onward Chain and in need of modernisation and refurbishment.

Additional features include a spacious lounge to the front, good size kitchen/breakfast room with space for a table and chairs, three well-proportioned bedrooms, a bathroom, and a separate WC.

Externally, there are patio and lawned rear gardens with a garage to the side with power assisted roller door.



Hall

16' in depth (4.88m in depth)

The property is approached via an obscure double-glazed entrance door leading to the entrance hall with a radiator, storage cupboard, and doors leading to the accommodation.

Lounge

14'9 x 11'5 (4.50m x 3.48m)

Double-glazed window to the front elevation, laminate wood flooring, radiator, and power points.



Kitchen/Breakfast Room

12'x9'9 (3.66mx2.97m)

Obscure double-glazed window to the side elevation, UPVC double-glazed window and matching door to the rear elevation, radiator, wall-mounted boiler, single drainer sink unit inset to a range of rolled edge work surfaces to two sides with units at base and eye level, various appliance spaces, space for dining room table and chairs as required.

Lean-to

10' x 7'7 (3.05m x 2.31m)

An older style lean-to with glazed windows to the rear



and side elevations and a sliding door leading to the garden.

Bedroom One

15' x 10' (4.57m x 3.05m)

A good-sized bedroom with double-glazed windows to the rear elevation, a radiator, and power points.

Bedroom Two

11'x10' (3.35mx3.05m)

Double-glazed window to the front elevation, radiator, and power points.

Bedroom Three

12' x 6' (3.66m x 1.83m)

Double-glazed window to the rear, radiator, and power points.

Bathroom

Obscure double-glazed window to the side elevation, suite comprising a panelled bath with electric shower over, pedestal wash hand basin, radiator, ceramic tiling to the walls.

WC

Obscure double-glazed window to the side elevation, radiator, low-level push flush wc.

Exterior

Rear Garden

Commencing with a paved patio and lawned garden with an older decked area to one side, a side pathway and gate providing access, the gardens extend to one side slightly, with a personal door leading to the garage.

Front Garden

Mainly paved to a patio with a retaining brick wall.

Garage

Single-size garage with power-assisted roller door leading to the front driveway and garden





TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 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.
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