



9, Gainsborough Avenue



RICHARD
POYNTZ

9, Gainsborough Avenue Canvey Island SS8 7LU

£365,000



3 Bedroom Semi-Detached House | Leigh Beck, Canvey Island

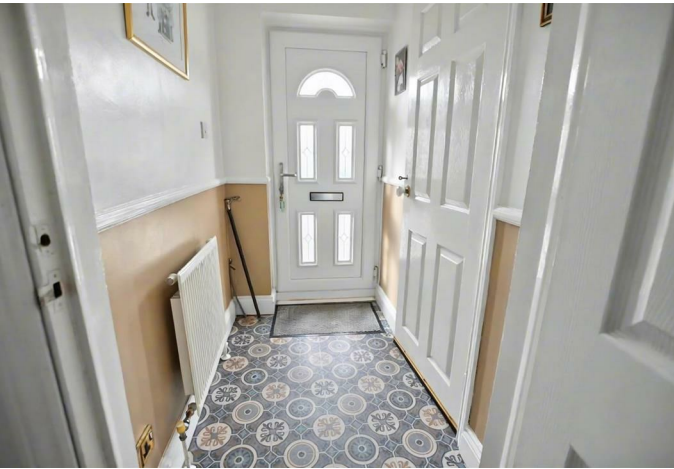
Positioned just off the High Street in Leigh Beck, this three-bedroom semi-detached home offers generous living space in a location that works for everyday life — moments from the seafront, convenient bus routes and Leigh Beck Primary School.

The ground floor is arranged around a spacious L-shaped lounge/diner, giving excellent flexibility for family living and entertaining. The kitchen is supported by a separate utility room, and a downstairs cloakroom adds practical convenience — a feature many buyers actively look for.

Upstairs are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing household. Gas central heating and double glazing are in place throughout.

To the front, ample off-street parking removes the daily parking question entirely — a genuine advantage in this part of the Island.

A well-located, sensibly arranged home with space to grow into and scope to make your own



Hall
Entrance hall with attractive patterned flooring and neutral décor.

Double-glazed front door with decorative inset panels, radiator, and access to the lounge and cloakroom. Bright and well presented, creating a welcoming first impression.

Cloakroom
Ground floor cloakroom fitted with a low level WC and a butler-style white sink set atop a vanity cabinet with storage below.

Part tiled walls and complementary flooring, finished in a modern style. Compact, practical and neatly presented.

Lounge / Diner
24'09 x 19'07 r 8'02 (7.54m x 5.97m r 2.49m)
Spacious L-shaped lounge/diner with double glazed bay window to the front and double glazed doors opening onto the rear garden.

Elegant and well-proportioned, offering ample space for both seating and a dining table. Radiator, access to the kitchen, and an ideal layout for family living and entertaining.

Kitchen
9'09 x 7'06 (2.97m x 2.29m)
Well-appointed fitted kitchen offering a range of matching wall and base units with complementary work surfaces and tiled splashbacks.

Incorporating a built-in oven with gas hob and extractor hood over, stainless steel sink and drainer, and space for further appliances. Double glazed window to the rear providing natural light, tiled flooring, and access through to the utility room. Practical layout with ample worktop and storage space.

Utility
13'05 x 5'03 (4.09m x 1.60m)
Utility room with fitted work surface incorporating an inset stainless steel sink and drainer, plus space and plumbing for a washing machine and additional appliances.

Double-glazed window and door to the rear garden, wall-mounted modern boiler, and internal access to the garage. Practical and well-arranged ancillary space.

Landing

Landing with double glazed window to the side providing natural light.

Access to three bedrooms and the family bathroom.

Bedroom One

11'11 x 11'05 (3.63m x 3.48m)

With double-glazed window and a radiator.

Well-proportioned room offering comfortable accommodation and good natural light.

Bedroom Two

10'9 r 8'03 x 12 (3.28m r 2.51m x 3.66m)

With double-glazed window and a radiator.

Well-proportioned room offering comfortable accommodation and good natural light.

Bedroom Three

10 x 7'07 (3.05m x 2.31m)

With double-glazed window and a radiator.

Well-proportioned room offering comfortable accommodation and good natural light. Loft Access

Bathroom

Family bathroom fitted with a panel enclosed bath with shower over and screen, pedestal wash hand basin and low level WC.

Complemented by part tiled walls with decorative border, tiled flooring and radiator. Double glazed window to the front providing natural light and ventilation. Well presented and practical for everyday family use.

Exterior

Front

Attractive semi-detached home with a smart red brick and rendered frontage.

The property benefits from a bay-fronted window, double-glazed windows and door, and a covered entrance porch. A generous paved driveway provides ample off-street parking and leads to a single garage. Finished with a low brick boundary wall, the frontage offers a neat, low-maintenance approach with excellent kerb appeal.

Garden

Rear garden mainly laid to lawn with fenced boundaries providing privacy.

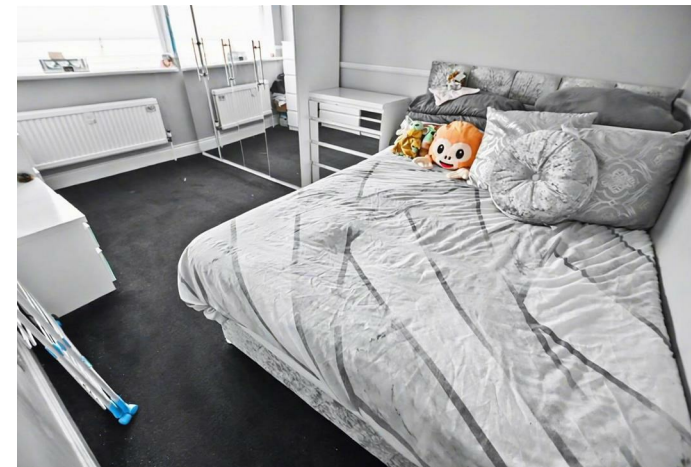
Patio area to the immediate rear, ideal for outdoor seating and entertaining. Well enclosed and easy to maintain, making it perfect for families or those seeking a manageable outside space.

Garage

15 x 11'01 (4.57m x 3.38m)

Good sized garage with up and over door to the front and separate pedestrian door access.

Power and lighting connected, with internal door leading through to the utility room. Ideal for storage, workshop space or additional parking.



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.

