



*4, Gainsborough Avenue*



**RICHARD  
POYNTZ**



# 4, Gainsborough Avenue Canvey Island Essex SS8 7LT

£315,000



Spacious Three-Bedroom Mid-Terraced Home in a Central Location

Ideally situated just off the High Street, this well-presented three-bedroom mid-terraced family home offers generous living space in a highly convenient location.

The ground floor features an entrance porch leading into a spacious hallway, providing access to a convenient cloakroom. The bright and airy lounge spans the full width of the rear of the property, with double-glazed French doors opening directly onto the garden. The fitted kitchen includes an oven, hob, and extractor, all to remain.

Upstairs, you'll find three well-proportioned bedrooms, with the master benefitting from fitted wardrobes. Completing the accommodation is a stylish four-piece family bathroom, featuring a panelled bath and a separate tiled shower.

Externally, the property enjoys a well-maintained rear garden with a patio and lawn, perfect for outdoor relaxation. Additionally, a garage is located in a nearby block for added convenience.

Early viewing is highly recommended!



## Porch

Obscure double-glazed sliding door leading to the entrance porch with tiled floor, and further obscured double glazed windows and doors leading to the main hall.

## Hall

Storage cupboard, radiator, laminate wood flooring, stairs to the first floor. Textured ceiling, and paneled doors off to the accommodation.

## Cloakroom

Obscure glazed window to the front elevation, tiling to the floor. Suite comprising of low-level push flush w/c, and wall mounted wash hand basin.

## Lounge

21'4x10'9 (6.50mx3.28m)

A superb size room with UPVC double glazed windows, and matching UPVC double glazed French doors leading and overlooking the rear garden, laminate wood flooring, TV and power points, radiator, feature fireplace surround with gas coals, coved and textured ceiling. Space for table and chairs if required.

## Kitchen

11'5x11'4 max (3.48mx3.45m max )

"L" shaped with UPVC double glazed window to the front with single drainer stainless steel sink unit inset to a range of rolled edge work surfaces to two sides, white finished



units at base and eye-level, insert gas hob with oven below, and extractor over to remain, plumbing and space for washing machine, space for fridge/freezer, wall mounted boiler, larder style cupboard, complimentary ceramic splashback tiling to the walls, tiling to the floor, power points.

### First Floor Landing

Textured ceiling, access to loft via hatch, door to airing cupboard, panel doors off to the accommodation.

### Bedroom One

12'1x11'1 (3.68mx3.38m)

UPVC double-glazed window to the rear elevation, radiator, power points, and laminate wood flooring. A range of mirror-fitted wardrobes to one wall with further fitted wardrobes to the adjacent wall with top boxes, textured ceiling, and power points.



### Bedroom Two

11'4x9'7 plus door recess (3.45mx2.92m plus door recess )

UPVC double glazed window to the front, radiator, power points, laminate wood flooring, textured ceiling.

### Bedroom Three

9'1x8' (2.77mx2.44m )

UPVC double glazed window to the rear, radiator, power points, laminate flooring, TV point.

### Bathroom

Obscure double glazed window to the front elevation. A four-piece suite comprising of paneled bath, low-level push flush w/c, wash hand basin inset to a vanity unit below, separate and fully tiled shower, chrome heated towel rail, ceramic tiling to the balance of the walls, ceramic tiling to the floor, flat plastered ceiling.



### Front Garden

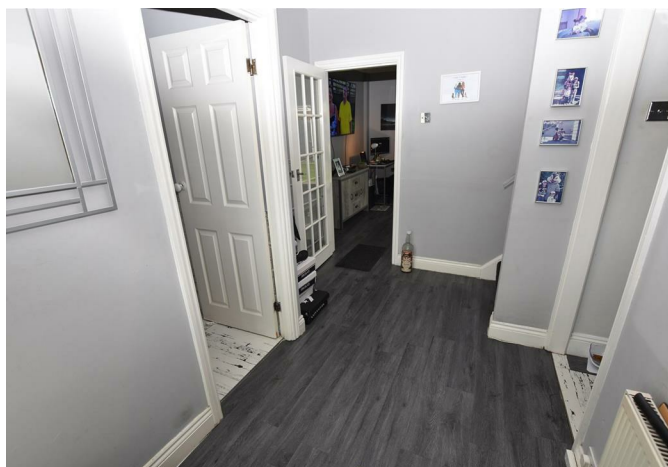
Being mainly laid to lawn with established shrubbery.

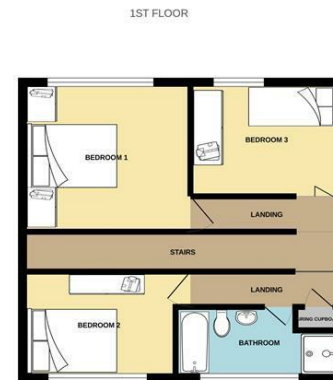
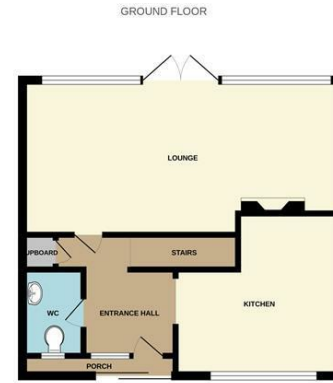
### Rear Garden

Extends a small patio area with the remainder being laid to lawn with established shrubbery, and fencing to the boundaries, timber shed, and bar to one side. Rear access via gate and pathway providing access to nearby garage which is a block.

### Garage

Located in a nearby block, and accessed via the rear of the property.





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**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
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