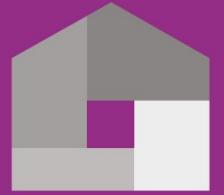




97 Harvest Road



RICHARD
POYNTZ

**97 Harvest Road
Canvey Island
Essex
SS8 9YF**

£325,000



Richard Poyntz & Company is pleased to offer this superb-size three-bedroom semi-detached property for sale in the heart of Canvey Island in a popular residential location close to schools, bus routes, and local shops.

The property has spacious living accommodations throughout, including a ground floor cloakroom, superb size lounge/diner, a modern recently fitted kitchen, and double glazed patio doors giving access to the rear garden. On the first floor are three well-proportioned bedrooms and a three-piece family bathroom. Viewing comes highly recommended.



Hall

Wooden Entrance door with access to cloakroom and Lounge

Cloakroom

Two Piece Suite with low-level WC and Sink , Laminate flooring

Lounge/Diner

23'8x18'3 max (7.21mx5.56m max)
A good-sized through room , With Double

glazed windows to the front and rear with Double Glazed door opening onto the Garen and opening to the kitchen with ample space for a dining room table, Two Radiators , Stairs to the first floor, laminate flooring

Kitchen

8'6x7'11 (2.59mx2.41m)
Double Glazed window to the rear elevation, white units and draws at eye and base level,

Working surfaces with space for domestic appliances and inset stainless steel sink, tiling to the walls.

First Floor Landing

Doors of to the accommodation and 2 cupboards



Bedroom One

12'6x11' (3.81mx3.35m)

Double Glazed window, Radiator , Fitted carpet and coved and textured ceiling

Bedroom Two

10'11x10'3 (3.33mx3.12m)

Double Glazed window, Radiator , Fitted carpet and coved and textured ceiling

Bedroom Three

7'8x7'2 (2.34mx2.18m)

Double Glazed window, Radiator , Fitted carpet and coved and textured ceiling

Bathroom

Double Glazed to the rear , a three-piece white suite comprising of low level WC , Wash hand Basin and Bath



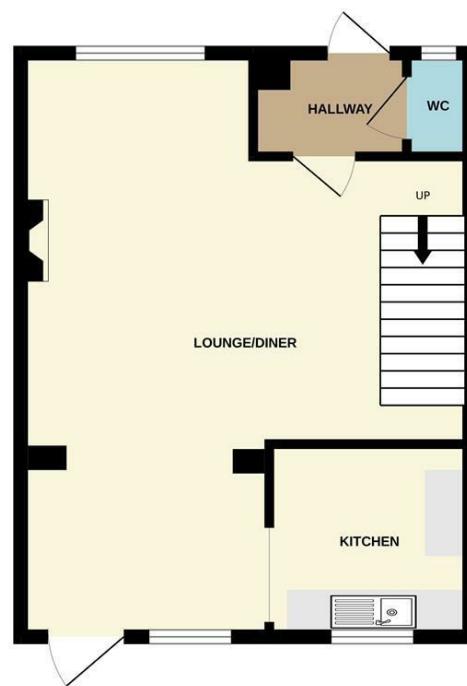
Front Garden

Path Leading to the front door

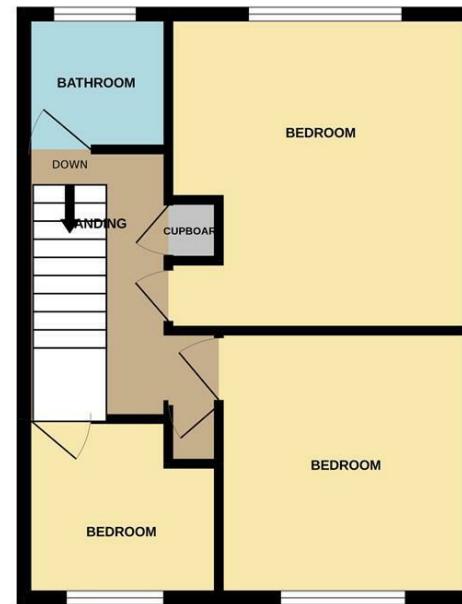
Rear Garden

Brick Built Shed ,Patio area and the remainder being laid to lawn with fencing to the boundaries

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 to illustrate 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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