



26 Lionel Road



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

Offers Over £300,000



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.)

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