



85 *Thelma Avenue*



RICHARD
POYNTZ

85 Thelma Avenue Canvey Island SS8 9AN

£260,000



Situated close to the town centre, this larger-than-average one-bedroom bungalow offers generous and well-balanced accommodation throughout.

The property benefits from gas central heating and double glazing, with a very spacious lounge/dining area providing ample room for both seating and a dining table. The kitchen is also larger than average, making it far more usable than typically expected for this style of home.

Outside, there is an enclosed rear garden, along with concealed parking and a garage. Internally, the property features a wet room for added convenience.

Larger than average and ideally located near the town.

Keys held –



Porch

Double-glazed entrance door into the porch with adjacent double-glazed windows to either side, further door into the inner hall

Inner Hall

Doors to the bedroom, lounge, and wet room.



Lounge

20'5 x 12'3 reducing to 8'6 (6.22m x 3.73m reducing to 2.59m)

Double-glazed window to the front elevation, two radiators, coving to the ceiling, a good-sized lounge with ample space if needed for a dining room table, large opening through to the kitchen



Kitchen

15' x 9'1 (4.57m x 2.77m)

A good-sized kitchen for this style of property with double-glazed windows and door facing the rear garden, wood style fronted units and drawers at base level with space for domestic appliances, work surfaces and an inset stainless steel sink, tiling to floors, radiator, coving to flat plastered ceiling with spotlights.



Bedroom

11' x 9'11 (3.35m x 3.02m)

Double-glazed window facing the garden, radiator, laminate flooring, wardrobes



Wet Room

Radiator, double-glazed window facing the front, low-level WC, wall-mounted wash hand basin, large wet room area, wall-mounted power shower.



Exterior

Front Garden

Low-level brick wall enclosing the front,

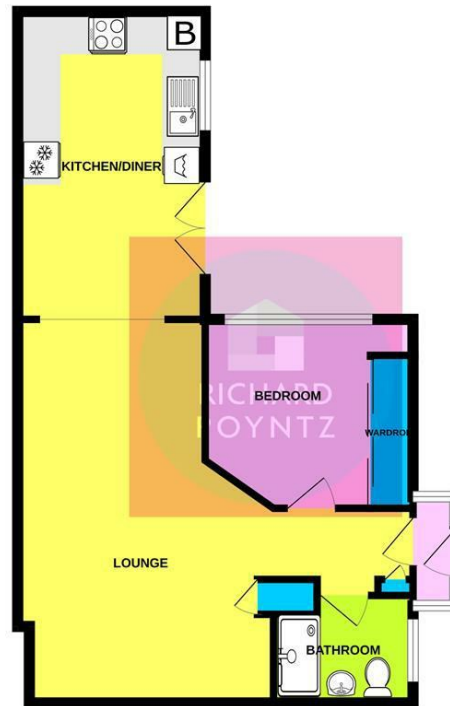
Rear Garden

The garden area has high fencing to boundaries enclosing the drive, access via gates, laid to lawn.

Garage

With up and over door

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.
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