
166 Small Gains Avenue
RICHARD
POYNTZ

166 Small Gains Avenue
Canvey Island
Essex
SS8 8NB

£1,650 Per Month

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SPACIOUS THREE-BEDROOM HOUSE TO LET – OVERLOOKING SMALLGAINS PLAYING FIELDS

Deposit £1,650 | Garage & Parking | Balcony | Three Bedrooms

Richard Poyntz & Company are pleased to offer for rent this spacious three-bedroom reverse-plan house, ideally situated overlooking Smallgains Playing Fields, with lovely views towards Canvey Heights.

The ground floor offers three good-sized bedrooms and a family bathroom.

Upstairs, the bright and spacious lounge enjoys open views across the playing fields and leads onto a balcony. The fitted kitchen provides ample room for a dining table, while a separate utility room and cloakroom complete the first-floor accommodation.

Externally, the property benefits from off-road parking to the front, an enclosed rear garden, a garage and additional parking to the rear.

Conveniently located close to local schools, shops, bus routes and amenities, this property offers excellent family accommodation in a popular residential setting.





Hall
Double-glazed entrance door at the side into the hall with stairs connecting to the first floor, storage cupboard, and doors off to the bathroom and the three bedrooms, radiator.

Lounge (first floor)
18'8 x 15'1 (5.69m x 4.60m)
Double-glazed French doors connecting to the balcony with adjacent double-glazed windows to either side, laminate flooring, coving to the ceiling with inset spotlights, a fireplace plus radiator, and access to the kitchen.

Kitchen (first floor)
13'10 x 9'1 (4.22m x 2.77m)
With white units and drawers at base level, space for domestic appliances, work surfaces with an inset stainless steel one-and-a-quarter drainer sink, tiling to splash backs, radiator, matching units at eye level, ample space for a dining room table, and two double-glazed windows to the rear elevation.

Utility area (first floor)
A small utility area/lobby with plumbing facilities for a washing machine, connecting to the cloakroom

Cloakroom/wc
This is off the lounge near the staircase, low level wc, wash hand basin, and wall-mounted gas-fired boiler

Bedroom One (ground floor)
12'3 x 11'11 (3.73m x 3.63m)
Double-glazed to the front elevation, radiator, flat plastered ceiling.

Bedroom Two (ground floor)
12'3 x 9'8 (3.73m x 2.95m)
Double-glazed window to the rear elevation with French doors opening onto the garden, radiator.

Bedroom Three (ground floor)
9' x 8'7 (2.74m x 2.62m)
A good-sized third bedroom, double-glazed window to the rear elevation, radiator, textured ceiling.

Bathroom (ground floor)
Modern three-piece suite with shaped panelled bath and shower screen, low level wc with push flush, vanity unit with inset white sink and chrome mixer taps, obscure double-glazed window to the front elevation.

Exterior

Front Garden
Off-street parking with surrounding low-level fencing.

Rear Garden
Average in size for this style of property, with patio areas and the remainder being mainly laid to lawn, access to the garage, and access to the front via a gate, plus garage







GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

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 for illustrative 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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