



70 Winterswyk Avenue



**RICHARD
POYNTZ**

70 Winterswyk Avenue
Canvey Island
SS8 8PA

OIEO £225,000

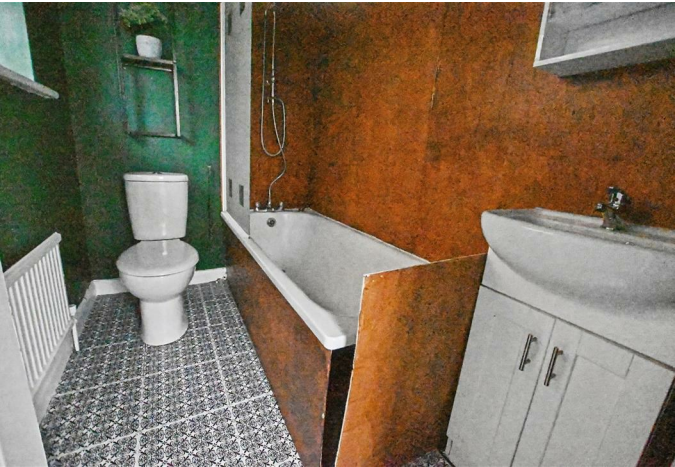


NO ONWARD CHAIN – Situated in a cul-de-sac on Winterswyk Avenue, this one-bedroom detached bungalow offers a good-sized garden, ample off-street parking and plenty of potential for a buyer looking to make a home their own.

Conveniently located for local shops, schools and Smallgains playing fields, the property would benefit from some updating and TLC. The accommodation includes a larger-than-average kitchen with an oven, hob and extractor, although these appliances have not been tested.

The former garage is now used as a store room, providing useful additional space. Please note that the property does not have planning permission for use as a two-bedroom bungalow and is being marketed as a one-bedroom home.

Gas-fired heating is installed, although the system has not been checked or tested. Viewing is recommended to appreciate the space and potential available.



- Hall
- Lounge
12'11 x 11'07 (3.94m x 3.53m)
- Kitchen
7'11 x 10'11 (2.41m x 3.33m)
- Bedroom One
11'01 x 8'09 (3.38m x 2.67m)
- Bathroom

- Garage / Store
16 x 7'08 (4.88m x 2.34m)
- Front
- Garden



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts 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 operation or efficiency can be given.
Made with Hoxbyplan 11/2019

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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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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