36 Southwalters
RICHARD
POYNTZ

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Canvey Island
SS8 9TE

Guide Price £300,000

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Guide Price £300,000 to £310,000

Offered for sale with NO ONWARD CHAIN, this well-positioned three-bedroom semi-detached house is situated within a popular development close to Canvey Lake.

The property offers a good-sized lounge, a kitchen, and a separate dining room overlooking the rear garden. To the first floor are three well-proportioned bedrooms, a bathroom and a separate WC.

Externally, the property benefits from a larger-than-average rear garden, garage and off-street parking. Further features include UPVC double glazing and gas central heating.

An excellent family home in a pleasant position, with viewing highly recommended.

Hall
Double-glazed entrance door into entrance hall with an adjacent obscured double-glazed window to the side elevation, dado rail, coving to ceiling, white panelled door connecting into the lounge.

Lounge
18'2 x 14'4 (5.54m x 4.37m)
Double-glazed window to the front elevation, two radiators, stairs connecting to the first floor, meter cupboard, dado rail, coved to textured ceiling, mock feature fireplace, large opening into the dining room

Dining Room
9'6 x 8'9 (2.90m x 2.67m)
Double-glazed French doors connecting to the garden, adjacent double-glazed windows to either side, dado rail, coving to textured ceiling, radiator, an opening through into the kitchen.

Kitchen
9 x 8'02 (2.74m x 2.49m)
Double-glazed window to the rear elevation, wall-mounted gas-fired boiler, range of light wood-style coloured units at base level, worksurfaces to three walls with inset stainless steel sink, inset ceramic hob and

double oven under with extractor over (not tested), power points, some with USB connectors.

First Floor Landing
Access to loft, white panelled doors off to the accommodation, dado rail, coving to textured ceiling, large storage cupboard.

Bedroom One
12'02 x 9'09 (3.71m x 2.97m)
Double-glazed window to the rear elevation, offering views towards the beginning of Canvey Lake, radiator, coving to ceiling.

Bedroom Two
11'2 x 10 (3.40m x 3.05m)
Double-glazed window to front elevation, radiator, coving to textured ceiling.

Bedroom Three
8'11 x 7'11 (2.72m x 2.41m)
Double-glazed window to the front elevation, radiator, coved and textured ceiling,

Seperate WC
Double-glazed obscured window to rear elevation, close-coupled low-level white wc, tiling to walls in ceramics, coving to textured ceiling.

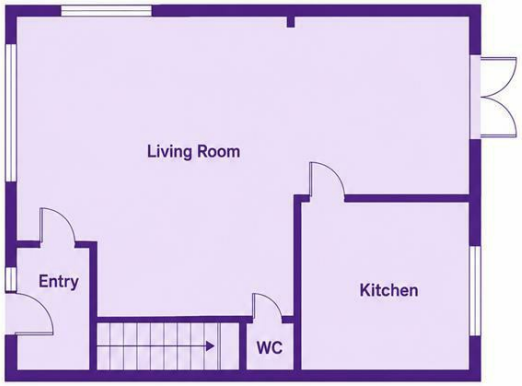
Bathroom
Two-piece suite comprising white panelled bath, pedestal wash hand basin, tiling to walls, obscure double-glazed window to rear elevation, coving to ceiling.

Exterior

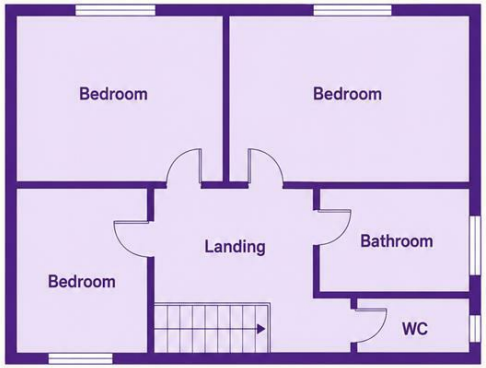
Front Garden
Parking to the front, leading to the garage

Garage
Up-and-over door and a rear personal door

Rear Garden
Larger than average, fenced to boundaries, gate providing access to the beginning of Canvey Lake, large shed in need of some attention, patio area with an area laid to bark, remainder being laid to lawn.



Ground Floor



Floor 1

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