



RICHARD
POYNTZ
FOR SALE

7 Orange Road



7 Orange Road Canvey Island Essex SS8 8JJ

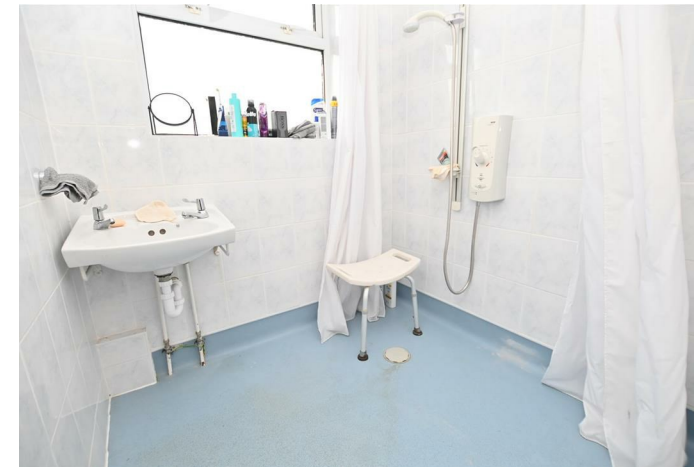
Offers Over £280,000



Located on the charming Orange Road in Canvey Island, this delightful semi-detached chalet offers a wonderful opportunity for those looking to create their dream home. Boasting two spacious bedrooms, this property is perfect for families or individuals seeking a comfortable living space. Set on a generous corner plot, the house boasts a large, westerly-facing garden, ideal for enjoying the afternoon sun and entertaining guests. There is ample scope for extension, subject to planning permission, allowing you to tailor the property to your specific needs.

Upon entering, you are welcomed by a porch and hallway that lead into a good-sized lounge, providing a warm and inviting atmosphere. The property also includes a wet room and a separate cloakroom, adding to its practicality. The kitchen, while in need of modernisation, offers a blank canvas for you to design a culinary space that suits your lifestyle. The first floor houses two generously sized bedrooms, ensuring plenty of room for relaxation. The property benefits from gas-fired central heating, and the majority of windows are double-glazed, providing comfort and energy efficiency.

Located in a great area, the home is conveniently close to Smallgains Playing Fields, perfect for outdoor activities and leisurely strolls. With no onward chain, this property presents an excellent opportunity for buyers looking to move in swiftly and start their renovation journey. Embrace the potential of this charming home and make it your own.



Porch

Wood entrance door to the front with obscured glazed insets giving access to the porch, which has a flat ceiling, obscured glazed window to the front, plus further obscured glazed internal door and window giving access to the hallway.

Hallway

Polyester tiling to ceiling, UPVC double-glazed window to the side access, stairs to first floor accommodation with a store cupboard under, doors off to the accommodation.

Cloakroom

Polyester tiling to ceiling, obscured UPVC double-glazed window to the side elevation, radiator, wood panelling to the walls, lever handle wc, wall-mounted sink with chrome taps.

Wet Room

Textured ceiling, UPVC obscured double-glazed window to the rear elevation, tiling to walls, anti-slip floor covering to the floor with drainage, wall-mounted shower, sink with chrome taps.

Lounge

13'11 x 11'1 (4.24m x 3.38m)

A good-sized lounge to the front of the property, which has a coved flat plastered ceiling, UPVC double-glazed window to the front elevation, a feature tiled fire surround, radiator.

Kitchen

11'11 max x 11'2 (3.63m max x 3.40m)

Coved polyester tiling to the ceiling, UPVC double-glazed window to the rear, plus half UPVC double-glazed door to the rear giving access to the garden, base level units, space for appliances, stainless steel sink and drainer with chrome mixer taps, two built-in store cupboards, radiator.

First Floor Landing

Polyester tiling to ceiling, loft hatch, UPVC double-glazed window to the side elevation, radiator, two built-in store cupboards, one of which houses the boiler, doors off to the accommodation, and carpet.

Bedroom One

14'6 x 11'3 (4.42m x 3.43m)

Excellent-sized double bedroom with polyester tiling to the ceiling, UPVC double-glazed window to the front elevation, radiator, and carpet.

Bedroom Two

11'4 x 8'6 (3.45m x 2.59m)

A further good-sized bedroom with flat plastered ceiling, UPVC double-glazed window to the rear elevation, radiator, carpet.

Exterior

Rear Garden

As previously mentioned, this is a larger than average Westerly facing rear garden which is mainly laid to lawn with a hardstanding to the rear of the garden which could provide parking if required, fenced to boundaries, double opening gates giving access to the garden and hardstanding area, gate to the side giving access to the front of the property, outside tap.

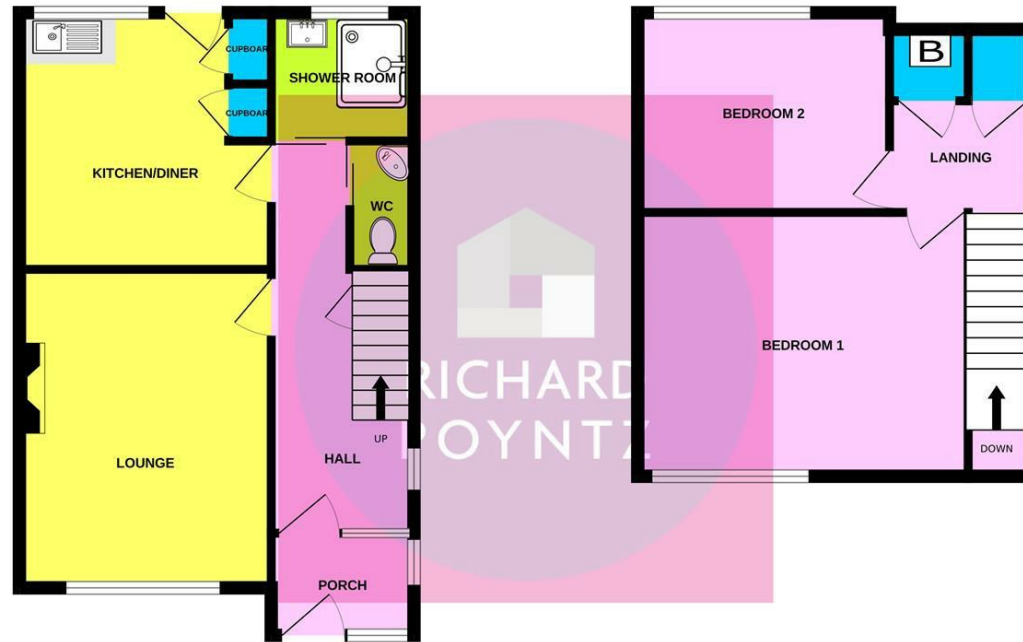
Front Garden

Paving and a large lawned area to the side, a ramp leading up to the entrance door with handrails, and fencing to the boundaries.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

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