



35. Welbeck Road



**RICHARD
POYNTZ**

35. Welbeck Road Canvey Island Essex SS8 0EB

Guide Price £350,000



Located close to the town centre and occupying a plot measuring approximately 54 ft wide by 125 ft deep, this spacious three / four-bedroom detached house represents an unfinished project offering excellent potential.

The property currently provides a lounge to the front, with a study just off, leading through to a dining room and kitchen. To the rear is a large lounge extension that requires finishing, offering the opportunity to create a substantial family living space. To the first floor are three bedrooms, a large modern shower room, and a separate WC.

The size of the plot and existing layout may also lend itself to development potential, subject to the usual planning consents, making this an appealing opportunity for those seeking a large home with scope to add value, or a project with longer-term possibilities.

All interested parties should satisfy themselves as to the accuracy of the site measurements.

Offers will be considered on Friday, 21st February.



Lounge

17'02 x 16 r 9'04 (5.23m x 4.88m r 2.84m)

Entrance door directly into the lounge with laminate style flooring, double-glazed window to the front elevation, door to study, plus door to the understairs cupboard, flat plastered ceiling, opening through to the dining room

Dining Room

12'8 x 10' (3.86m x 3.05m)

Double-glazed French doors opening into the unfinished lounge, coving to the ceiling, wall mounted gas fired boiler, and opening through into the kitchen.

Kitchen

16'07 x 5'05 (5.05m x 1.65m)

Double-glazed window to the front elevation, door which connects to the rear garden, units and drawers at base level with work surfaces over, inset ceramic hob, eye-level oven, inset stainless steel sink, space for domestic appliances, matching units at eye level, and laminate flooring

Study / Ground Floor Bedroom Four

Double-glazed door which opens to the garden at the side,

Unfinished Lounge

25's x 16'02 (7.62ms x 4.93m)

Unfinished needs completing.

First Floor Landing

With access to the bedrooms, door to wc.

WC

first floor (first floor)

Separate wc with window to the rear elevation, low level wc.

Bedroom One

11 x 10 (3.35m x 3.05m)

Double-glazed window to the front elevation.

Bedroom Two

14 x 9'10 (4.27m x 3.00m)

Two double-glazed windows to the front elevation.

Bedroom Three

7'6 x 6'2 (2.29m x 1.88m)

Double-glazed to the rear elevation, radiator.

Shower Room

Large obscure double-glazed window to the rear elevation, a good-sized shower room with a low level wc, wash hand basin, and shower cubicle, vertical white heated radiator.

Exterior

Front Garden

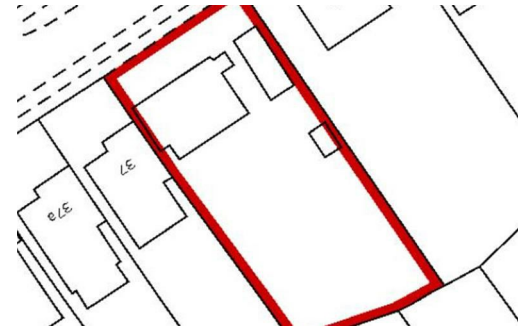
Occupying a much wider and larger plot than average, there is parking to the side, external store attached to the property

Rear Garden

Much larger than average with a plot size measuring approximately 54ft wide x 125 ft deep. mainly laid to lawn with fencing to boundaries

External Store

7'11 deep (2.41m deep)





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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