



**NICKOLDS**  
Property Specialists



## 70 Lionel Road, Canvey Island, SS8 9DJ

Guide price £375,000

- Beautiful, Modern Three/Four Bedroom Semi-Detached House Located on a Quiet Residential Road
- Two Bathrooms, One on Each Floor for Family Convenience
- 3 Good Sized, Light Flooded, Bedrooms
- Managers Choice - Viewing Highly Recommended
- Ideal Location, Just Minutes Walk to Town Centre with Main Bus Routes, Schools & Every Amenities
- Larger than Average West-Facing Pretty, Sunny Garden with Established Shrubs - Easy to Maintain
- Perfect for Families and First Time Buyers
- Luxury Larger Than Average Open Plan Kitchen/Diner with Modern, Neutral Decor
- Off Street Parking and Integral Garage - Conversion Potential
- Ideal Opportunities for Investors Looking for Properties with Amenities Close by

# 70 Lionel Road, Canvey Island SS8 9DJ

\*\*GUIDE PRICE £375,000-£400,000\*\*

Brilliantly located in the charming area of Lionel Road, Canvey Island, this delightful home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families and even offers the potential to convert the integral garage into a fourth bedroom, making this property future proofed for years to come! The good sized, bright and airy lounge serves as the heart of the home, providing a welcoming atmosphere for relaxation and entertaining guests.

This perfect family home, features two bathrooms, ensuring convenience for all occupants. The well designed layout of this property, allows for a harmonious living experience, catering to the needs of busy households. This home was thoughtfully designed to maximise natural light and therefore creates a warm and inviting environment throughout.

This brilliantly located home, is within short walking distance to Canvey's main Town Center where you will find main bus routes, shops, bars, restaurants and schools close by. Canvey Island is known for its picturesque surroundings and community spirit, making it a



Council Tax Band: C



**Kitchen**

13'4" x 10'8"

**Diner**

15'1" x 9'6"

**Lounge**

17'7" x 10'1"

**Bedroom 1**

12'8" x 10'7"

**Bedroom 2**

12'7" x 11'3"

**Bedroom 3**

8'9" x 7'4"

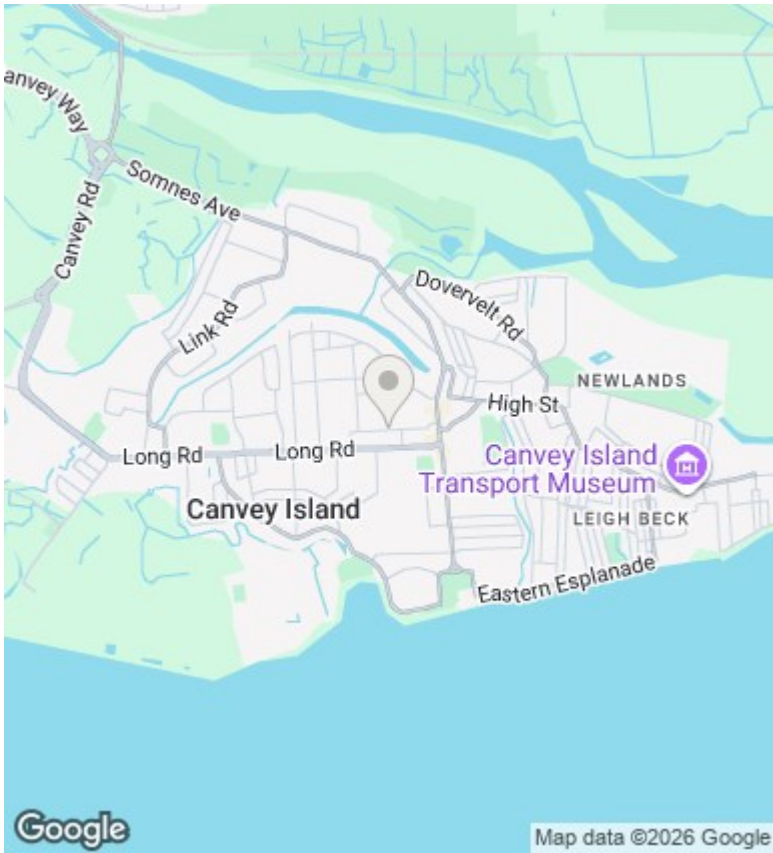
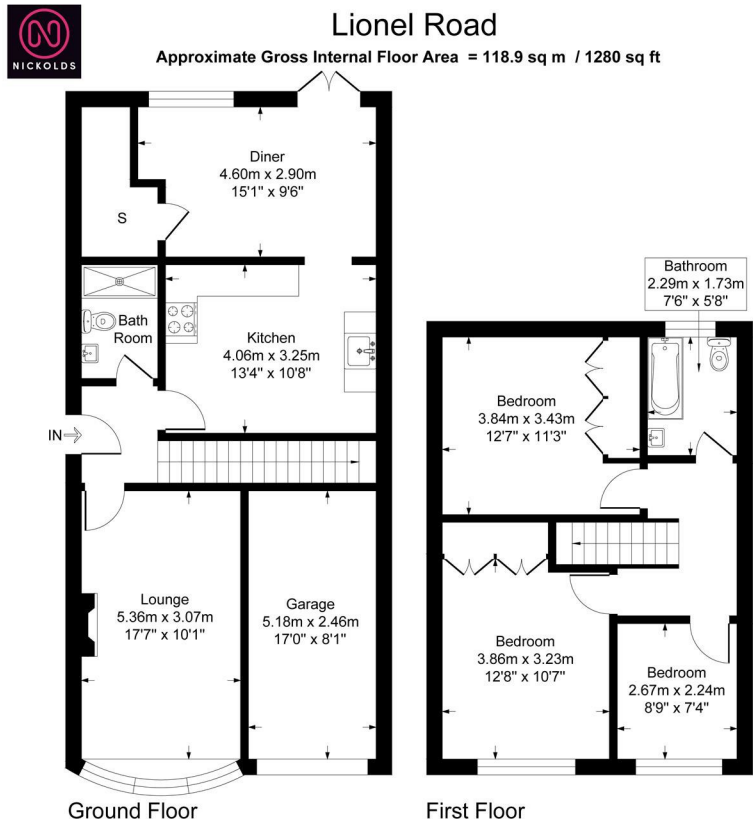
**Bathroom**

7'6" x 5'8"

**Garage**

16'12" x 8'1"





**Directions**

**Viewings**

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

**Council Tax Band**

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	