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**RICHARD
POYNTZ**



21, Marine Avenue Canvey Island, Essex SS8 7NJ Offers In The Region Of £360,000



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Hall

Central UPVC entrance door with obscure double glazed panel leading to the entrance hall. Laminate wood flooring, stairs to the first floor, coved to flat plastered ceiling, double glazed window to the front. Radiator. Panel doors off to the accommodation.

Cloakroom



Obscure double glazed window to the side. A modern white suite comprising of low-level push flush w/c, wash hand basin inset to vanity unit below, laminate wood flooring continued, coved to flat plastered ceiling, down lighting.

Kitchen 10'6x10' (3.20mx3.05m)



Double glazed window to the rear and obscure double glazed door providing access to the rear. A range of square edge work surfaces to two sides with 1¼ stainless steel inset sink unit fitted electric hob with stainless steel extractor and canopy over, adjacent fitted double oven with microwave over. Integrated fridge/freezer, dishwasher, and washing machine with all the appliances to remain gloss finished units at base and eye-level, wine cooler, chrome heated towel rail, laminate wood flooring, coved to flat plastered ceiling, concealed wall mounted boiler, power points.

Lounge/Diner 16'2x15'5 max (4.93mx4.70m max)



"L" shaped room with UPVC double glazed window to the rear, side and front elevations making this a particularly bright room, two radiators, coved to flat plastered ceiling, TV and power points, space for table and chairs if required.



First Floor Landing



Large obscure double glazed window to the front elevation, coved to flat plastered ceiling, panel door to storage cupboard and further doors off to the accommodation.

Bedroom One 14'2x9'2 (4.32mx2.79m)



Double glazed window to the side elevation, radiator, power points, coved to flat plastered ceiling with down lighting.

Bedroom Two 11'9x7'2 plus door recess (3.58mx2.18m plus door recess)



UPVC double glazed window to the rear elevation, radiator, power points. Coving to the ceiling, access to loft via hatch, a range of built-in wardrobes and top boxes to one wall, power points.

Bedroom Three 9'3x6'6 (2.82mx1.98m)



UPVC double glazed window to the front, radiator, coved to flat plastered ceiling.

Bathroom



Obscure double glazed window to the side elevation. A modern white suite comprising of Pea style Whirlpool panelled bath with fitted shower over and screening, low-level push flush w/c, wash hand basin inset to vanity unit with units below, chrome heated towel rail, ceramic tiling to the balance of walls and floor.

Front Garden

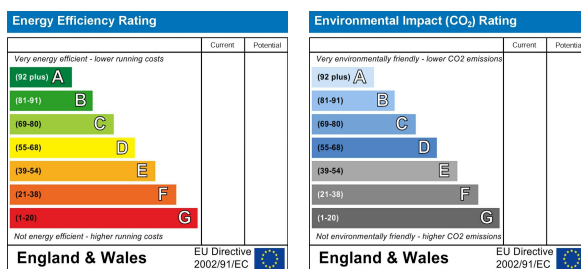
As mentioned previously occupying a much wider than average plot and being mainly laid to slate with external lighting and picket style fence to the boundaries and gate to the front and the side.- single driveway to the front for one vehicle

Rear Garden



To the rear of the property commences a courtyard style garden with decking and patio area to one side, access to a timber shed with power and light fitted, external tap and power points, external lighting, side gate providing side access to the concrete enclosed parking area ideally suited for additional cars, caravan or motor home if required with twin opening wooden gates to the front. To the adjacent side of the property is a good size mainly laid to lawn garden with a slate finished borders and greenhouse, metal style fitted shed ideally suited for gym or additional storage, additional timber gate providing access to the front.





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