



85 *Thelma Avenue*



RICHARD
POYNTZ

85 Thelma Avenue Canvey Island SS8 9AN

£260,000



Situated close to the town centre, this larger-than-average one-bedroom bungalow offers generous and well-balanced accommodation throughout.

The property benefits from gas central heating and double glazing, with a very spacious lounge/dining area providing ample room for both seating and a dining table. The kitchen is also larger than average, making it far more usable than typically expected for this style of home.

Outside, there is an enclosed rear garden, along with concealed parking and a garage. Internally, the property features a wet room for added convenience.

Larger than average and ideally located near the town.

Keys held –



Porch

Double-glazed entrance door into the porch with adjacent double-glazed windows to either side, further door into the inner hall

Inner Hall

Doors to the bedroom, lounge, and wet room.



Lounge

20'5 x 12'3 reducing to 8'6 (6.22m x 3.73m reducing to 2.59m)

Double-glazed window to the front elevation, two radiators, coving to the ceiling, a good-sized lounge with ample space if needed for a dining room table, large opening through to the kitchen



Kitchen

15' x 9'1 (4.57m x 2.77m)

A good-sized kitchen for this style of property with double-glazed windows and door facing the rear garden, wood style fronted units and drawers at base level with space for domestic appliances, work surfaces and an inset stainless steel sink, tiling to floors, radiator, coving to flat plastered ceiling with spotlights.



Bedroom

11' x 9'11 (3.35m x 3.02m)

Double-glazed window facing the garden, radiator, laminate flooring, wardrobes



Wet Room

Radiator, double-glazed window facing the front, low-level WC, wall-mounted wash hand basin, large wet room area, wall-mounted power shower.



Exterior

Front Garden

Low-level brick wall enclosing the front,

Rear Garden

The garden area has high fencing to boundaries enclosing the drive, access via gates, laid to lawn.

Garage

With up and over door

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

