



23 Athos Road



**23 Athos Road
Canvey Island
SS8 8EQ**

£260,000



Attractive detached one bedroom bungalow offered For Sale with NO ONWARD CHAIN! Situated in a popular location within a reasonable walking distance of recreational playing fields and the sea wall. The property features include central Entrance Porch, connecting to a spacious and elegant lounge with a feature bay window. Modern fitted kitchen with integrated appliances and door providing access to the rear garden. Double bedroom with handy dressing room/storage room off and completing the accommodation is a modern three piece shower room. Externally there are patio and lawned rear gardens with off street parking for one vehicle to the front. Viewing comes strongly advised!



ENTRANCE PORCH

The property is approached via central Upvc Entrance door with obscure double glazed panels leading to the Entrance Porch with flat plastered ceiling. Panelled doors leading to airing cupboard housing wall mounted boiler and storage. Wood flooring. Further wood panelled doors leading to accommodation off.

LOUNGE

15'10 x 11'2 (4.83m x 3.40m)
A good size and elegant room. Upvc double glazed



feature lead bay window to the front. One radiator. Tv and power points. Coved and flat plastered ceiling. Wood flooring continued.

KITCHEN

10'7 x 7'7 (3.23m x 2.31m)
With Upvc double glazed lead window overlooking the rear garden and matching half Upvc double glazed lead door to the side proving access. 1 1/4 single drainer stainless steel sink unit inset into a range of modern rolled edge work tops to three sides. White gloss units at base and eye level. Four

ring stainless steel gas hob with fitted extractor over, with adjacent fitted oven and microwave, all to remain. Plumbing and space for washing machine. Space for fridge freezer. Coved and flat plastered ceiling. Ceramic splash back tiling. Power points.

BEDROOM

10'1 x 8'5 (3.07m x 2.57m)

Upvc double glazed window overlooking rear garden. Radiator. Power points. Flat plastered ceiling. Access to loft via hatch. Opening providing access to Dressing/Storage room.



DRESSING/STORAGE ROOM

7'7 x 7'5 (2.31m x 2.26m)

Flat plastered ceiling. Down lighting. Power points.



SHOWER ROOM

Located off of the main hall with obscure Upvc double glazed lead window to the side elevation. Modern suite comprising of low level wc, large wash hand basin inset into various vanity cupboards below, fully tiled shower with screen. Complementary ceramic tiling to the balance of walls and floor. Radiator. Flat plastered ceiling.

REAR GARDEN

Commencing with brick block patio with the remainder being laid to lawn. Fencing to boundary. External tap and external lights. Side pathway and gate providing access to the front.

FRONT GARDEN

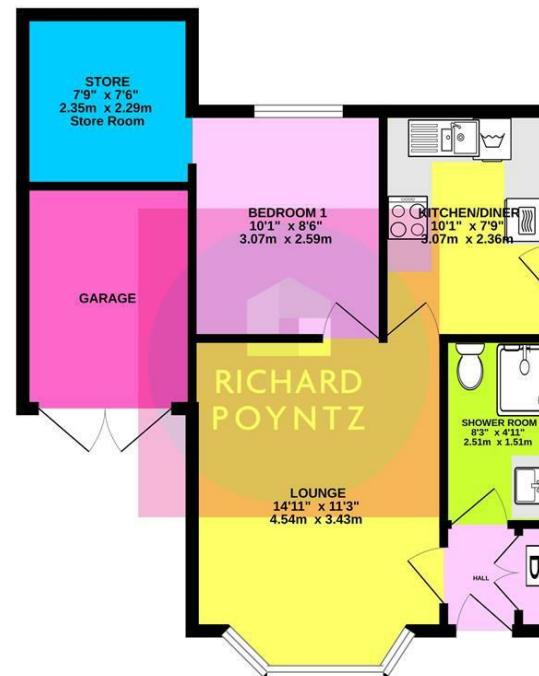
Being mainly laid to lawn with pathway and driveway to the side providing off street parking for one vehicle.

GARAGE

9'2 x 7'8 (2.79m x 2.34m)

With power and light connected. Twin opening doors.
STORAGE ONLY.

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for general guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Floorplanner.com

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.

