



36 *The Parkway*



RICHARD
POYNTZ

36 The Parkway Canvey Island SS8 0AQ

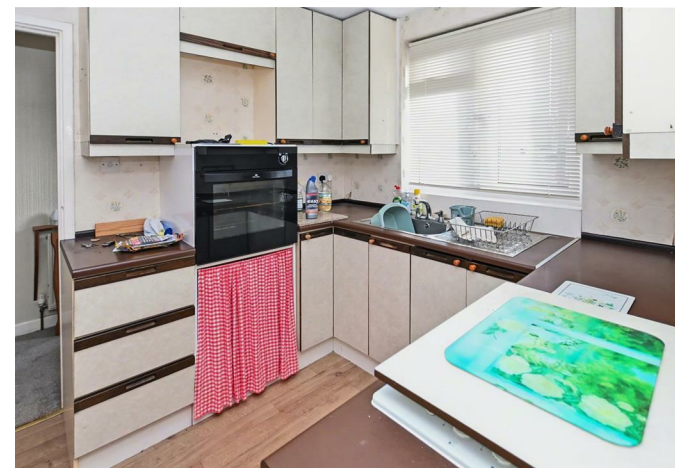
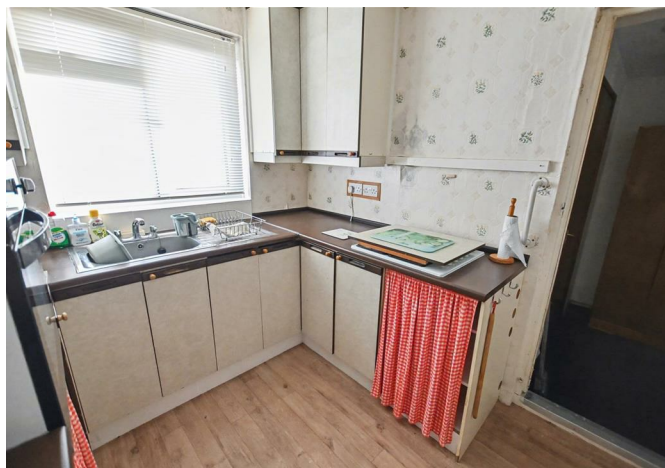
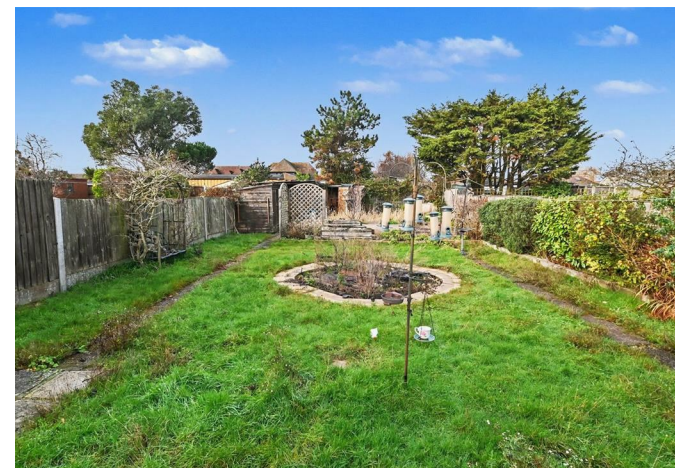
£290,000



Located in what many consider to be the most sought-after part of Canvey Island, this two-bedroom semi-detached bungalow offers an excellent opportunity for buyers looking to secure a home in a prime position. Ideally situated close to the town centre, with the seafront conveniently located at the end of the road, the location is hard to beat.

The property benefits from gas central heating and an unusually large rear garden measuring approximately 75ft, a real rarity for Canvey and ideal for those who enjoy outdoor space. While the bungalow does require a degree of modernisation, it offers clear potential for improvement and personalisation.

Offered for sale with no onward chain, this is a straightforward purchase in a consistently popular area, making it ideal for downsizers, first-time buyers or those seeking a project in the right location



Hall

UPVC double-glazed entrance door into a good-sized hall with radiator, opening through to the kitchen, doors off to the two bedrooms, the lounge, and the bathroom.

Lounge

13' x 11'1 (3.96m x 3.38m)

Double-glazed bay window to the front elevation with radiator under, wallpaper decor to the walls, textured ceiling.

Kitchen

9'1 x 8' (2.77m x 2.44m)

Double-glazed to the front elevation, units and drawers at base level, space for domestic appliances, work surfaces to three walls with an inset stainless steel sink with mixer taps, an inset four-ring gas hob, eye-level oven and units at eye level, textured ceiling, a glass & wood panelled door connecting to a useful store at the side of the property.

Store Room

18'6 x 6'2 (5.64m x 1.88m)

Radiator, wall-mounted boiler, wallpaper decor, glazed double doors open onto the garden, and there is also access to a useful utility-style room

Utility Room

Work surface with space and plumbing facilities for a washing machine.

Bedroom One

12'7 x 11'2 (3.84m x 3.40m)

Double-glazed window to the rear elevation, radiator, wallpaper decor, textured ceiling.

Bedroom Two

12'1 x 9'5 (3.68m x 2.87m)

Double-glazed French Doors open onto the garden, radiator, textured ceiling, which could be utilised as an additional lounge or dining room.

Shower Room

Low-level push flush wc, shower cubicle with glass screens and wall-mounted shower, vanity unit with an inset sink, heated towel rail, tiling to walls in ceramics.

Exterior

Front Garden

Parking to the front, a picket-style fence enclosing the remainder.

Back Garden

Much larger than average and fairly unoverlooked commencing with a covered decked area, fencing to the boundaries, sheds, and a variety of shrubbery lawned garden measuring approximately 75ft in length.



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.7 sq.m.) approx.
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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