



122 Harvest Road

 RICHARD  
POYNTZ

**122 Harvest Road  
Canvey Island  
SS8 9YH**

**O.I.R.O £270,000**



Close to the town centre, lake and access routes, this three-bedroom terraced house offers excellent potential for improvement. The property is in need of redecoration and updating, making it ideal for buyers looking to put their own stamp on a home.

Accommodation includes three good-sized bedrooms, a kitchen and cloakroom to the front, with a lounge to the rear overlooking the garden. To the first floor there is a wet room. A garage is located to the rear of the property. Offered for sale with no onward chain and keys held for convenient viewings



### **Hall**

UPVC double-glazed entrance door into the hall with wall mounted gas fired boiler, radiator, two storage cupboards, one of which is of a good size, openings through to the cloakroom, lounge, and kitchen.

### **Cloakroom**

Double-glazed obscure window to the front elevation, suite comprising low level wc, and a wash-hand basin.

### **Lounge**

16'11 x 12'10 (5.16m x 3.91m)  
Double-glazed French doors opening onto the garden, additional double-glazed window to the rear elevation, radiator, stairs to the first floor, and textured ceiling.

### **Kitchen**

10'5 x 9'6 (3.18m x 2.90m)  
Double-glazed window to the front elevation, range of white units at base level with work

surfaces to two walls, space for domestic appliances, stainless steel inset sink, matching units at eye level, storage cupboard, and radiator.

### **First Floor Landing**

Two storage cupboards and doors off to the accommodation.



### **Bedroom One**

12'8 x 9'8 (3.86m x 2.95m)

Double-glazed window to the rear elevation and radiator.

### **Bedroom Two**

13'11 reducing to 10'11 x 9'8 (4.24m reducing to 3.33m x 2.95m)

Double-glazed box bay window to the front elevation, coving to the ceiling, and radiator.



### **Bedroom Three**

9'2 x 6'11 (2.79m x 2.11m)

Double-glazed window to the rear elevation.

### **Wet Room**

6'11 x 5'7 (2.11m x 1.70m)

Double-glazed obscure window to the front elevation, wet room area with wall-mounted electric shower (not tested), wash hand basin, and low level WC



### **Exterior**

### **Front Garden**

Set back from the road with a pathway connecting to the front door.

### **Rear Garden**

Average in size, mainly laid to lawn, in need of some attention, fencing to boundaries, an external brick-built store, a rear gate which connects to the rear, where there is a garage in a block.

**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](mailto: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.

