



*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.



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