



12. Adelsburg Road



RICHARD
POYNTZ

12. Adelsburg Road Canvey Island SS8 7SD

£290,000



Nestled on Adelsburg Road in the heart of Canvey Island, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. With two spacious double bedrooms and a well-appointed modern bathroom, this property is perfect for those seeking a tranquil yet accessible living space.

As you enter, you are greeted by a large hallway that leads to a generous lounge, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the stylish white gloss kitchen diner, which provides ample room for a dining table and chairs, making it a perfect spot for family meals or gatherings. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential.

The exterior of the property boasts a block-paved driveway, offering parking for two cars, a valuable feature in this sought-after area. The rear garden is predominantly lawned, complemented by a patio area, providing an excellent space for outdoor enjoyment or gardening enthusiasts. Furthermore, there is potential for extension to the side of the property, subject to planning permission, allowing you to tailor the home to your needs.

Situated just a short walk from the town centre, residents will benefit from easy access to local amenities, including Sainsbury's supermarket and bus routes to Castleview Senior School. This prime location enhances the appeal of the property, making it an ideal choice for families and professionals alike.

With no onward chain and the added comfort of gas-fired central heating, this bungalow is ready for you to move in and make it your own. We highly recommend viewing this property to truly appreciate its size and potential.



Hallway

UPVC obscured double-glazed entrance door to the front giving access to a spacious hallway with coved textured ceiling, loft hatch, radiator, doors off to the accommodation, store cupboard, and carpet.

Lounge

12'11 x 12'1 (3.94m x 3.68m)

Spacious lounge with coved textured ceiling, UPVC double-glazed window to the front elevation, radiator, and carpet.

Kitchen/Diner

12'4 x 9'8 (3.76m x 2.95m)

Coved flat plastered ceiling, UPVC double-glazed window to the rear elevation, plus obscured UPVC double-glazed door giving access to the garden, tiling to splashback areas, radiator, vinyl floor covering, modern white gloss units at base and eye level with matching drawers all with chrome handles, rolled top worksurfaces over incorporating stainless steel sink and and drainer with chrome mixer tap, four ring electric hob with

oven under and extractor over, plumbing for washing machine and space for other appliances.

Bedroom One

13'1 x 10'4 (3.99m x 3.15m)

A good-sized double bedroom which has a coved textured ceiling, UPVC double-glazed window to the front elevation, radiator, and carpet.

Bedroom Two

11'11 x 10'5 max (3.63m x 3.18m max)

A further good-sized bedroom with a coved textured ceiling, UPVC double-glazed window to the rear elevation, and carpet.

Bathroom

Flat plastered ceiling, obscured UPVC double-glazed window to the rear elevation, tiling to splashback areas, chrome heated towel rail, vinyl floor covering, shelving, modern three-piece white suite comprising a panelled bath and chrome mixer taps, wall-mounted shower over the bath, push flush wc, sink with chrome mixer taps set into a white gloss vanity unit.

Exterior

Rear Garden

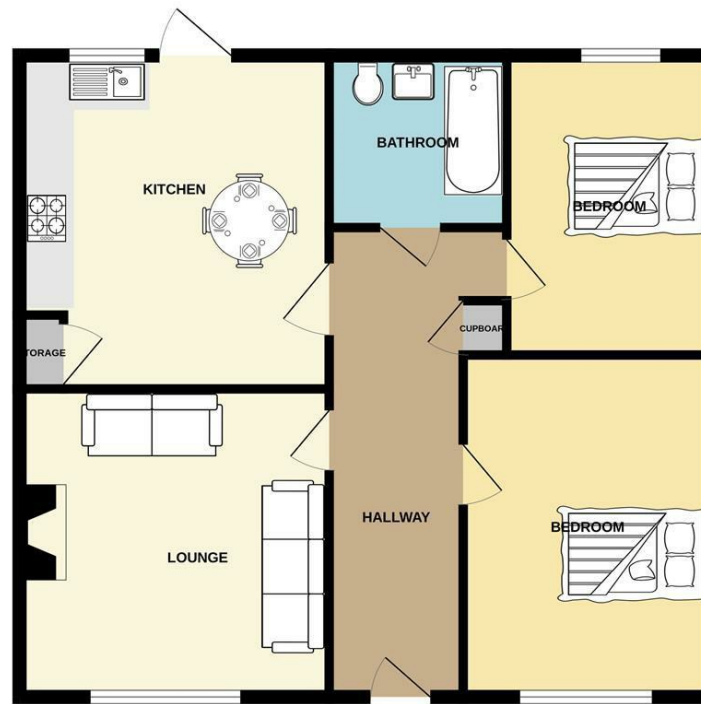
Has a hardstanding pathway leading around the property with lawn and stepping stones to a paved patio area, and a further hardstanding area to the side of the property, a shed, fenced to boundaries, a gate giving access to the front of the property, outside tap, and lighting

Front Garden

Block paved driveway providing off-street parking for approximately two vehicles, lawn and bedded areas with hedges, a wall, and fencing to boundaries.



GROUND FLOOR



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