



98a, Mornington Road



**RICHARD
POYNTZ**

98a, Mornington Road Canvey Island SS8 8BW

£310,000



Richard Poyntz & Company have the pleasure in offering for Sale this truly stunning deceptively spacious Two Bedroom Detached Bungalow situated in a cul-de-sac position, being a short distance to Canvey Town Centre with Bus Routes, Schools and Shops within easy reach. The property itself to the front has a driveway and to the rear of the property is an unoverlooked low maintenance rear garden which has a paved patio area and artificial lawn. Internally the property has a spacious hallway, two well-proportioned bedrooms, a stunning modern and contemporary shower room, superb shower room, superb sized lounge/diner, a modern fitted kitchen with white gloss units at base and eye level and completing the accommodation is a dining room. The property also boasts gas fired central heating and UPVC double-glazed windows and doors throughout. Viewing comes highly recommended to truly appreciate the size and standard of the accommodation on offer.



Hallway

UPVC entrance door with obscure double-glazed insets to the side giving access to the hallway which has a coved textured ceiling, loft hatch, radiator, doors off to accommodation, wood flooring.

Lounge/Diner

18'3 x 15'3 (5.56m x 4.65m)

As previously mentioned a superb-sized room that has coved flat plastered ceiling, 2 UPVC double glazed windows to the front one of which is a bay window, two radiators, feature fire surround, wood flooring, doors onto the dining room.

Dining Room

11'10 x 7'2 (3.61m x 2.18m)

Coved flat plastered ceiling, UPVC French style doors to rear giving access to the garden, radiator, opening to kitchen, wood flooring.

Kitchen

10' x 6'10 (3.05m x 2.08m)

Coved flat plastered ceiling, UPVC double glazed window to rear, tiling to splashback areas, modern white gloss units at base and eye level with matching drawers all with handles and roll top

worksurfaces over, incorporated stainless steel sink and drainer with chrome mixer taps, space for cooker, plumbing for washing machine, space for other appliances, wood flooring.

Bedroom One

11'6 x 8'11 (3.51m x 2.72m)

Excellent sized double bedroom, coved textured ceiling, UPVC double glazed window to front, radiator, wood flooring.

Bedroom Two

9'1 x 8'10 (2.77m x 2.69m)

Again a further good size bedroom which has coved textured ceiling, UPVC double glazed window to rear, radiator, wood flooring.

Shower Room

Flat plastered ceiling, attractive modern tiling to walls and to floor, radiator, modern three piece white shower room suite comprising of push flush wc, sink with chrome mixer taps inset into white gloss vanity unit, large shower tray with glass screen and wall mounted chrome shower.

Exterior

Rear Garden

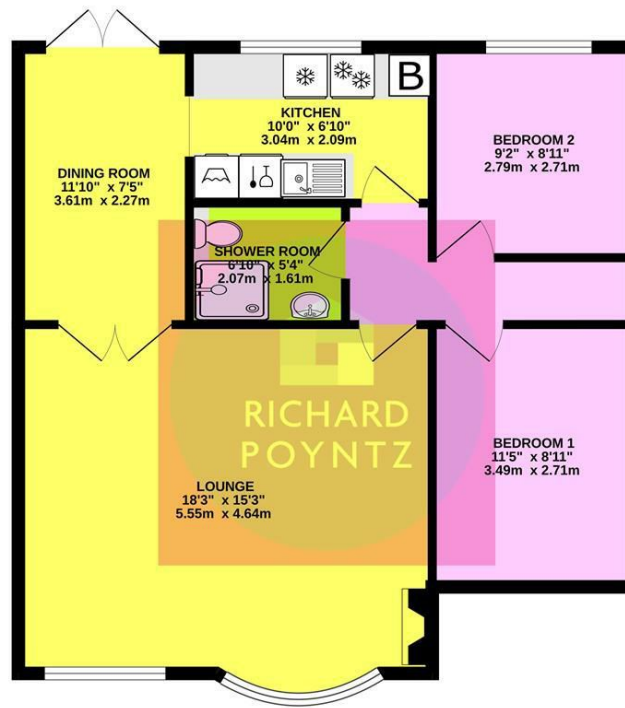
Commences with paved pathway and patio, artificial lawn, bedding area for plants, shrubs etc, outside tap, fenced to boundaries and gate to side giving access to the front of the property.

Front Garden

A hardstanding driveway provides off-street parking w , a paved pathway with shingled area either side , hardstanding pathway leading to entrance door with wall and fencing to boundaries.



GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.3 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 misstatement. 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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