



65 Point Road



**RICHARD
POYNTZ**

65 Point Road Canvey Island SS8 7TT

£230,000



PUBLIC NOTICE - 65 Point Road, Canvey Island, Essex, SS8 7TT - We have received an offer of £266,123.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (E)

This three-bedroom semi-detached family home is available for sale with no onward chain. The property needs refurbishment and modernization throughout. It features an entrance porch that connects to a spacious lounge at the front, with a kitchen diner located at the rear. Additionally, there is a ground-floor cloakroom. Upstairs, there are three well-proportioned bedrooms and a three-piece bathroom. Externally, the property benefits from a larger-than-average lawned rear garden with a garage located at the rear.



Hall

The property is approached via a side obscure double-glazed entrance door leading to the entrance hall, stairs connecting to the first floor, doors leading to the accommodation.

Cloakroom

Obscure double-glazed window to the side, suite comprising low-level flush wc, wall mounted wash hand basin.

Lounge

17'8 x 13'9 (5.38m x 4.19m)

Double glazed window to the front elevation, natural

wood flooring, tv and power points, coved flat plastered ceiling, door to understairs storage cupboard, arch leading to kitchen/diner.

Kitchen/Diner

16'7 x 9'8 (5.05m x 2.95m)

Double glazed patio doors leading onto the rear garden, double glazed window to the side, rolled edge worksurfaces with units at base and eye level with domestic appliance spaces, ceramic tiling to the walls, wood flooring continued, flat plastered ceiling with power points.

Landing

Obscure double-glazed window to side, airing cupboard and panelled doors leading to the accommodation.

Bedroom One

12'2 x 10' (3.71m x 3.05m)

Double glazed window to the front, radiator, laminate wood flooring, mirrored fronted wardrobes to one wall.

Bedroom Two

12'9 x 8'9 (3.89m x 2.67m)

UPVC double glazed window to the rear, radiator, laminate wood flooring, power point.

Bedroom Three

10' x 7'1 (3.05m x 2.16m)

UPVC double glazed window to the rear, radiator, power points.

Bathroom

Obscured double-glazed window to the side, suite comprising 'P' style panelled bath with fitted shower screen, low level flush wc, pedestal wash hand basin, fitted towel rail, ceramic tiling to the floor and walls.

Exterior

Rear Garden

To the rear of the property extends a slightly larger than average garden with a concreted area and prepared-for lawn to the side with borders, a gate to the rear providing access and a personal door leading to the garage.

Garage

Being partly converted at some stage with an up and over door to the rear.

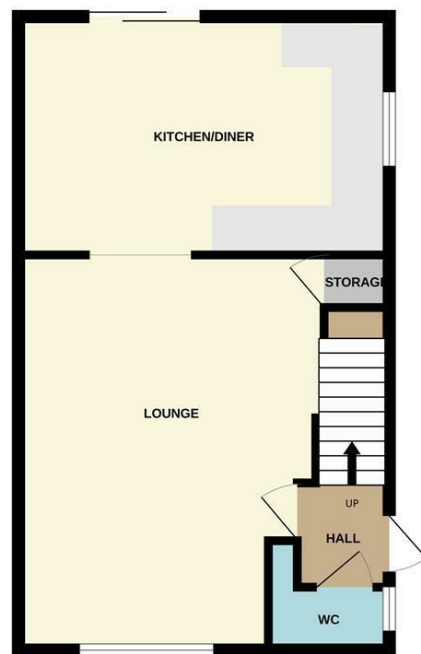
Front Garden

Mainly laid to lawn.

The Property is being Marketed sold as seen - Buyers must be aware that limited information will be available with regard to Property Information Form enquiries.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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 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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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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
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