

16a - Welbeck Road

RICHARD POYNTZ

16a - Welbeck Road
Canvey Island
SS8 0EB

Offers Invited £290,000

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Located in this sought-after location and within easy reach of the town centre and the seafront is this larger than average and well presented Two-Bedroom Detached Bungalow.

The accommodation includes a UPVC double-glazed entrance door leading to the porch, which connects to an elegant lounge with a feature wood burner. From here is a good-sized modern fitted kitchen with an array of appliances, which are to remain. To the rear of the property are two well-proportioned bedrooms, and completing the accommodation is the modern fitted bathroom.

The property benefits from gas-fired central heating, UPVC double-glazed windows, off-street parking to the front and a garden to the rear, which is fairly unoverlooked with a decking area.

No Onward Chain











Porch
UPVC double-glazed entrance door into a porch area with a further double-glazed door connecting to the rear garden, although there is a shed blocking this access, part glazed door connecting directly into the lounge.

Lounge
52'5"'6'6" x 39'4"'32'9" (16'2 x 12'10)
A larger than average elegant lounge with a large double-glazed window to the front elevation, radiator, laminate wood-style flooring, a feature wood burner to remain, a door to an inner hall, door connecting directly into the kitchen.

Kitchen
16'3 x 8' (4.95m x 2.44m)
Double-glazed window to the front elevation, double-glazed door opening onto the garden at the rear, and wood-style laminate flooring. A modern fitted kitchen fitted with an extensive range of cream units and drawers at base level, wood-style work surfaces over with an inset circular stainless steel sink with drainer area and chrome mixer

taps, matching work surface splashback areas, breakfast bar, integral dishwasher, plumbing and space for washing machine and fridge/freezer, stainless steel extractor unit with range style cooker below to remain, matching units at eye-level plus radiator, flat plastered ceiling with inset spotlights.

Inner Hall
Doors connecting to the bedrooms and the modern bathroom.

Bedroom One
12' x 9' (3.66m x 2.74m)
Double-glazed window to the rear elevation with radiator, wood-style laminate flooring, and a cupboard housing the boiler.

Bedroom Two
10'10 x 7'4 (3.30m x 2.24m)
A good-sized second bedroom for this style of property with double glazed window to the rear elevation, access to the loft, a radiator, and laminate flooring.

Bathroom
A modern fitted bathroom with a panelled bath with a shower screen, low-level w/c, vanity unit with inset wash hand basin, double-glazed window to the side elevation, fully tiled to the walls in ceramics, chrome heated towel rail.

Exterior

Front Garden
Off-street parking to the front with a shingled area and pathway connecting to the front door.

Rear Garden
Fairly secluded with a large decked area, with the remainder being mainly laid to lawn, fenced to the boundaries, and a shed to remain.





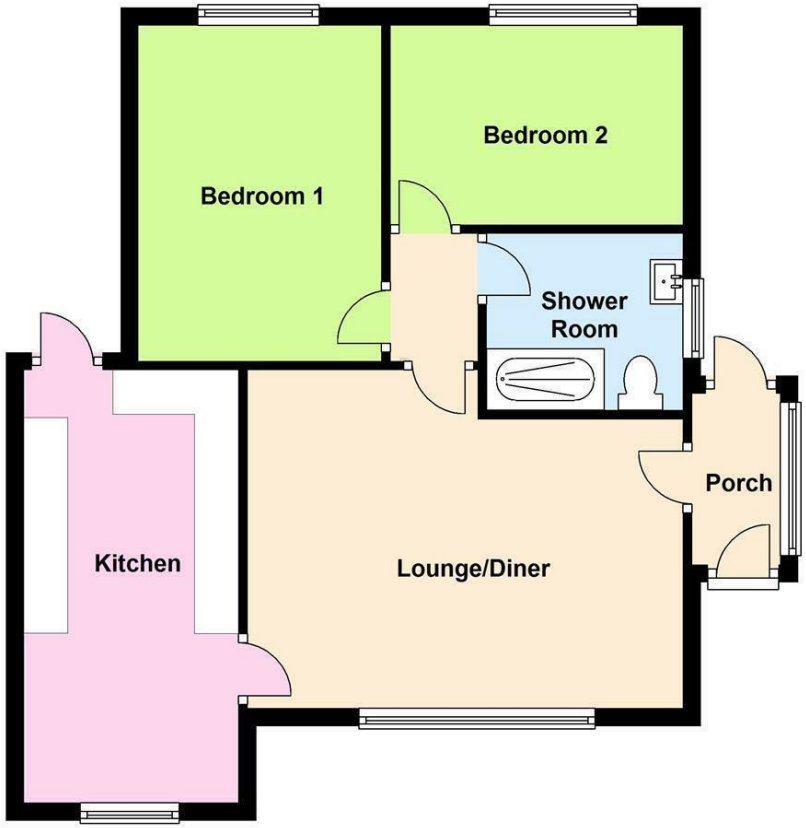








Ground Floor



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