
17 St. Johns Crescent
RICHARD POYNTZ

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Canvey Island
SS8 9ND

Offers Over £250,000

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Three-bedroom mid-terraced family home fronting onto a green, conveniently located for easy access to and from the Island, with local Shops and amenities, including Bus Routes, all close by. The property will be offered with No Onward Chain, and features include -

An entrance hall connects to a spacious lounge/diner (25' x 11'2) and a kitchen to the rear; on the first floor, there are three well-proportioned bedrooms and a family-sized bathroom.

Externally there are rear and front garden with garage we are advised in a nearby block. The property, we feel, is ideally suited to first-time buyers or investment purchasers, and a viewing is advised.











Hall
The property is approached via a central entrance door to the entrance hall with a glazed window to the front, a radiator, laminate wood flooring, and stairs connecting to the first floor with a cupboard below and a door leading to the lounge/diner

Lounge/Diner
25' x 11'2 (7.62m x 3.40m)
Double-glazed window to the front and rear elevation, two radiators, laminate wood flooring, coved flat plastered ceiling, power points, and TV point

Kitchen
9'6 x 8'10 (2.90m x 2.69m)
Double-glazed window to the rear elevation and half double-glazed door providing access to the rear elevation, one and a quarter sink unit inset to a range of work surfaces, units at base and eye level, domestic appliance spaces, fitted hob with oven to the side, laminate wood flooring, tiled splashback, power points.

First Floor Landing
Textured ceiling, access to loft via hatch, storage cupboard, panelled doors to the accommodation.

Bedroom One
13' x 11'2 (3.96m x 3.40m)
Double-glazed window to the front elevation, radiator, and power points.

Bedroom Two
11'10 x 10' (3.61m x 3.05m)
Double-glazed window to the rear elevation, radiator, and power points

Bedroom Three
9'2 x 7'5 (2.79m x 2.26m)
Double glazed window to the front elevation, radiator, and power points.

Bathroom
Two obscured double-glazed windows to the rear elevation, white suite comprising low flush WC, pedestal wash hand basin, fitted bath with shower over and curtain, ceramic tiling to walls, wall-mounted storage cupboard.

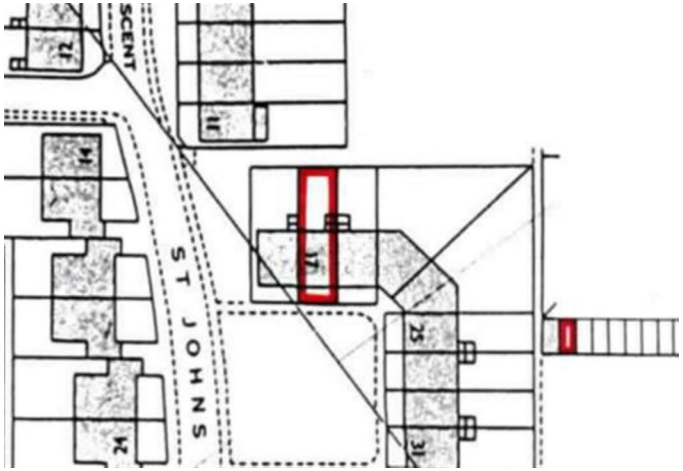
Exterior

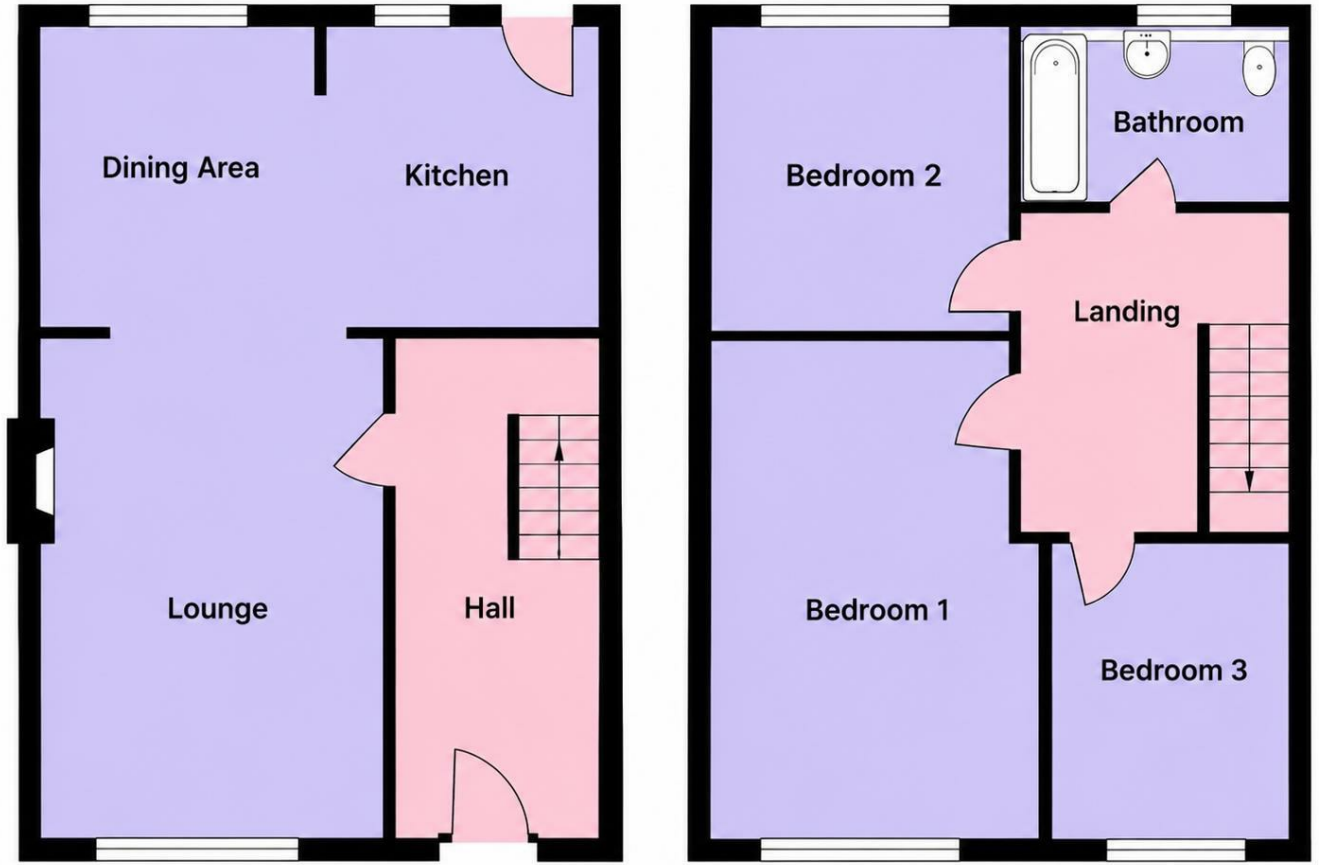
Rear Garden
To the rear of the property extend brick block pathways and a patio area, with the remainder being laid to lawn, a brick-built shed, and two timber sheds

Front Garden
Average for the size of this property with a brick retaining wall

Garage
We are advised that there is a garage located in a nearby block







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