



166 Small Gains Avenue



RICHARD
POYNTZ

166 Small Gains Avenue Canvey Island Essex SS8 8NB

£1,650 Per Month



SPACIOUS THREE-BEDROOM HOUSE TO LET – OVERLOOKING SMALLGAINS PLAYING FIELDS

Deposit £1,650 | Garage & Parking | Balcony | Three Bedrooms

Richard Poyntz & Company are pleased to offer for rent this spacious three-bedroom reverse-plan house, ideally situated overlooking Smallgains Playing Fields, with lovely views towards Canvey Heights.

The ground floor offers three good-sized bedrooms and a family bathroom.

Upstairs, the bright and spacious lounge enjoys open views across the playing fields and leads onto a balcony. The fitted kitchen provides ample room for a dining table, while a separate utility room and cloakroom complete the first-floor accommodation.

Externally, the property benefits from off-road parking to the front, an enclosed rear garden, a garage and additional parking to the rear.

Conveniently located close to local schools, shops, bus routes and amenities, this property offers excellent family accommodation in a popular residential setting.



Hall

Double-glazed entrance door at the side into the hall with stairs connecting to the first floor, storage cupboard, and doors off to the bathroom and the three bedrooms, radiator.

Lounge (first floor)

18'8 x 15'1 (5.69m x 4.60m)

Double-glazed French doors connecting to the balcony with adjacent double-glazed windows to either side, laminate flooring, coving to the ceiling with inset spotlights, a fireplace plus radiator, and access to the kitchen.

Kitchen (first floor)

13'10 x 9'1 (4.22m x 2.77m)

With white units and drawers at base level, space for domestic appliances, work surfaces with an inset stainless steel one-and-a-quarter drainer sink, tiling to splash backs, radiator, matching units at eye level, ample space for a dining room table, and two double-glazed windows to the rear elevation.

Utility area (first floor)

A small utility area/lobby with plumbing facilities for a washing machine, connecting to the cloakroom

Cloakroom/wc

This is off the lounge near the staircase, low level wc, wash hand basin, and wall-mounted gas-fired boiler

Bedroom One (ground floor)

12'3 x 11'11 (3.73m x 3.63m)

Double-glazed to the front elevation, radiator, flat plastered ceiling.

Bedroom Two (ground floor)

12'3 x 9'8 (3.73m x 2.95m)

Double-glazed window to the rear elevation with French doors opening onto the garden, radiator.

Bedroom Three (ground floor)

9' x 8'7 (2.74m x 2.62m)

A good-sized third bedroom, double-glazed window to the rear elevation, radiator, textured ceiling.

Bathroom (ground floor)

Modern three-piece suite with shaped panelled bath and shower screen, low level wc with push flush, vanity unit with inset white sink and chrome mixer taps, obscure double-glazed window to the front elevation.

Exterior

Front Garden

Off-street parking with surrounding low-level fencing.

Rear Garden

Average in size for this style of property, with patio areas and the remainder being mainly laid to lawn, access to the garage, and access to the front via a gate, plus garage



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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.
Made with Intergraph 6/2008

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



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
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

