
32 Vaagen Road
RICHARD
POYNTZ

32 Vaagen Road
Canvey Island
SS8 9DP

Guide Price £275,000

3 1 1

Guide Price £275,000 to £300,000

No Onward Chain | Requires Improvement | Potential Cash Purchase

Situated close to Canvey town centre, this three-bedroom detached house offers spacious, versatile accommodation and an opportunity for buyers seeking a property to improve and make their own.

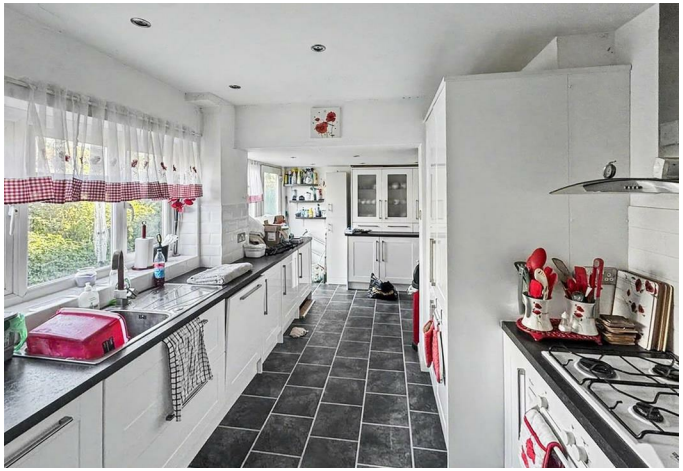
The ground floor features an L-shaped lounge/diner, a large kitchen and an additional room offering flexibility as a study, further reception room or occasional bedroom. There are three bedrooms on the first floor, while off-road parking adds to the property's practicality.

Requiring DIY, updating and improvement, the house is offered with no onward chain.

Important information for prospective purchasers

Historic surveyor's correspondence dated July 1985 refers to cracking and movement at the property and recommends further detailed investigation by a structural engineer. The outcome of any subsequent investigations or remedial works has not been confirmed.

Buyers should take this into account before proceeding and obtain their own structural advice regarding the property's current condition, any necessary works and suitability for mortgage lending. The property may be more suitable for cash purchasers.









Hall
Double entrance door into an entrance hall with an obscured double-glazed window to the side elevation, radiator, folding doors connecting into the lounge, and a white panelled door connecting into the cloakroom

Cloakroom
Obscure double-glazed window to the front elevation, two-piece suite comprising low-level WC, vanity unit with inset wash hand basin.

Lounge/Diner
20' x 8'5 reducing to 10'8 x 20'9 reducing to 10'7 (6.10m x 2.57m reducing to 3.25m x 6.32m reducing t)
A good-sized 'L'-shaped lounge diner with three radiators, a double-glazed window to the front elevation, a further double-glazed window to the rear elevation, part wallpaper decor, some coving to the ceiling, open tread staircase connecting to the first floor, folding door connecting into the kitchen

Kitchen
18'4 x 10'7 maximum measurement (5.59m x 3.23m maximum measurement)
A good-sized kitchen, two double-glazed windows to the rear elevation, obscure double-glazed door opening onto the garden, flat plastered ceiling with inset spotlights, extensive range of white gloss units at base level with work surfaces to four walls, inset stainless steel sink, inset four

ring gas hob with oven under and overhead extractor, white floor to ceiling larder style pull out cupboards, matching units at eye level, tiling to splashbacks, glass-panelled door connecting to the study or additional bedroom

Study
15'9 x 7'5 (4.80m x 2.26m)
Double-glazed window to the front elevation, coving to ceiling, spotlights.

First Floor Landing
Obscured double-glazed window to the side elevation, cupboard housing gas-fired boiler, textured ceiling, white doors connecting to the first floor accommodation.

Bedroom One
13'10 x 11'1 (4.22m x 3.38m)
Double-glazed to the front elevation with radiator under, wallpaper decor, textured ceiling

Bedroom Two
13'10 x 9'1 (4.22m x 2.77m)
Double-glazed to rear elevation with radiator under, wallpaper decor, textured ceiling, access to loft

Bedroom Three
9'4 x 7'6 (2.84m x 2.29m)
Storage cupboard, double-glazed to front elevation, radiator, textured ceiling.

Bathroom
Grey suite comprising bath and shower screen, overhead shower (not tested), pedestal wash hand basin, low-level WC, tiling to walls in ceramics, radiator

Exterior

Front Garden
Parking to front

Rear Garden
With side access, fenced to boundaries.

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



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

Illustrative furnishings. Not to scale.

Mierepresentation 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 intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves 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@**richard**poyntz.**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.