
32 Vaagen Road
RICHARD
POYNTZ

32 Vaagen Road
Canvey Island
SS8 9DP

Guide Price £275,000

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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.

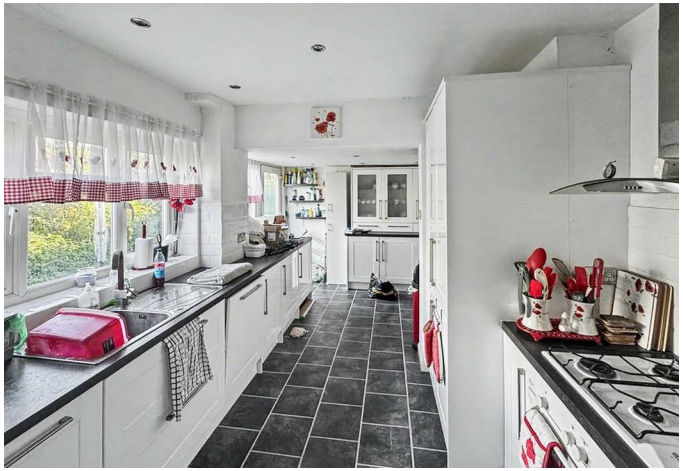
The ground floor features an L-shaped lounge/diner, a large kitchen and an additional room offering flexibility as a study, further reception room or occasional bedroom. There are three bedrooms on the first floor, while off-road parking adds to the property's practicality.

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.

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