



Stanford-Le-Hope £350,000





## 5 Butts Lane, Stanford-Le-Hope, Essex, SS17 0LZ

A three bedroom semi detached house situated in a convenient location for all local amenities and C2C railway station which has been redecorated throughout and benefits from no onward chain. EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ THREE BEDROOMS
- ❖ REAR GARDEN
- ❖ GARAGE

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ LANDING
- ❖ BATHROOM
- ❖ FRONT GARDEN

### **ENTRANCE PORCH**

Approached via double glazed door. Obscure double glazed window. Tiled flooring. Georgian door to:

### **ENTRANCE HALL**

Double glazed window to side. Radiator. Tiled flooring. Stairs to first floor with cupboard under.

### **KITCHEN** 11' 0" x 7' 11" (3.35m x 2.41m)

Double glazed window to rear. Coving to ceiling. Vinyl flooring. Power points. A range of Warm Beech effect base and eye level units with complimentary work surfaces. Inset one and a half sink unit with mixer tap. Built in double oven. Electric hob with extractor fan over. Recesses for appliances. Tiled splashbacks.

### **LOUNGE** 14' 10" x 12' 0" (4.52m x 3.65m)

Double glazed half bay window to front. Radiator. Coving to ceiling. Tiled flooring. Power points. Open to:

### **DINING ROOM** 11' 0" x 10' 1" (3.35m x 3.07m)

Double glazed patio doors to garden. Radiator. Coving to ceiling. Tiled flooring. Power points. Feature fireplace with marble inset and hearth. Gas fire (Not tested).



## LANDING

Double glazed window to side. Fitted carpet. Access to loft.

## BEDROOM ONE 14' 9" x 11' 3" (4.49m x 3.43m)

Double glazed half bay window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

## BEDROOM TWO 11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Cupboard housing boiler (Not tested).

## BEDROOM THREE 8' 5" x 6' 8" (2.56m x 2.03m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

## BATHROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of panelled bath with electric shower over. Vanity wash hand basin with cupboard under. Low flush W.C. Tiling to walls with border tile.



### **REAR GARDEN**

Block paved patio leading to artificial lawn. Fenced boundaries. Gated side entrance.

### **FRONT GARDEN**

Mainly laid to lawn. Shared driveway to garage.

### **GARAGE**

Up and over door.

### **PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council tax band: D. EPC: TBC.





## AGENTS NOTE

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		