



## Woodbrooke Way, Corringham

Offers Over £235,000



- A rare opportunity
- A well presented and fantastic size two bedroom split level maisonette
- Lovely size lounge/diner with study area
- Balcony with glorious views over the Essex Countryside
- Good size kitchen/breakfast room
- Two large bedrooms
- Bathroom and shower room
- Own garden area with large shed
- Gated vehicle parking
- Sought after Old Corringham area



**Colubrid Estate Agents are delighted to present to the market this rare opportunity to acquire a well presented and fantastic size two bedroom split level maisonette located in the always popular area of "Old Corringham" Accommodation boasts a kitchen/breakfast room, lovely size lounge/diner with study area and balcony providing glorious views over the Essex Countryside, two good size bedrooms, a bathroom and a shower room. Externally the property has its own garden area with a large shed plus gated parking facilities. A property like this is rarely available so an early viewing is advised to avoid disappointment.**

Enter the property via door to front.

Kitchen 26'1 x 7'2 double glazed window to rear. Stairs lead to first floor accommodation. Under stairs storage cupboard., breakfast bar seating area. Range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Space for appliances including space for freestanding Range style cooker. Stainless steel extractor hood. Tiled flooring.

Inner hallway gives access to:

Bedroom one 12'6 x 12'2 double glazed window to rear.

Bedroom two 12'4 x 9'3 double glazed window to front.

Bathroom comprises panel bath, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

First floor landing is home to large lounge/diner, study area, balcony and three piece shower room. Boarded loft with ladder.

Shower room comprises shower cubicle fitted with Mira shower, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Large lounge/diner 21'6 x 15'9 max. Double glazed window to front. Access is given to balcony and study area.

Balcony 11'0 x 3'9 offering views over Essex Countryside.

Externally the property has a rear garden with hardstanding area and shed to remain.

Gated parking

Further Details:

Length of Lease: 78 Year lease remaining

Annual Ground Rent: £100.00

Council Tax Band: B

Local Authority: Thurrock

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view



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# Local Life

Corringham is an English town and former civil parish, located on a hill overlooking the River Thames east of London. It is situated 7 miles from Tilbury and lies between Canvey Island and Tilbury Fort. Corringham is accessible to A13 road links, town centre and popular schools. Moments' drive to Stanford-le-Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.



First Floor



