



## Andersons, Corringham

Guide Price £325,000



- No onward chain
- A fantastic size three bedroom family home
- Ground floor extension
- Lovely size lounge/diner
- Large kitchen/family room
- Ground floor wc
- Shower room
- Three nice size bedrooms
- Rear garden
- Garage



**Colubrid Estate Agents are pleased to welcome to the market this fantastic size three bedroom family home benefitting from a ground floor rear extension and the added benefit of being sold with no onward chain. Accommodation boasts an entrance hallway, ground floor wc, lovely size lounge/diner, large kitchen/family room, shower room and three nice size bedrooms. Externally the property has a rear garden and garage.**

**Guide Price £325,000- £350,000**

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/wc. L-shaped kitchen/family room 17'9 max x 17'4 max. Double glazed windows, external door to garden. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Space for appliances.

First floor landing is home to three well proportioned bedrooms and family shower room.

Shower room comprises shower cubicle, vanity wash hand basin and close coupled wc. Part tiling to walls. Obscure double glazed window.

Bedroom one 14'1 x 11'6 double glazed window to front.

Bedroom two 11'7 x 10'1 double glazed window to rear.

Bedroom three 9'5 x 7'4 double glazed window to front. Storage cupboard.

Externally the property has a nice size rear garden. Personal door into garage.

Garage has up and over door.

Council Tax Band: C

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before 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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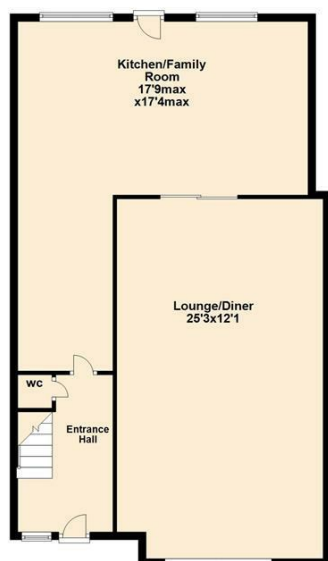
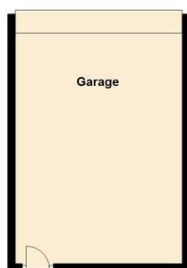


# Local Life

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.



Ground Floor



First Floor

