



Clifford House, Runnymede Road, Stanford-le-Hope

Guide Price £175,000



- A lovely size and well presented one bedroom ground floor maisonette
- Located 0.1 miles from Stanford-le-Hope train station and within close proximity of town centre
- Lovely size lounge/diner
- Beautiful kitchen
- Modern wet room
- Nice size bedroom
- Shared garden with direct access from the property
- Carport parking for two vehicles
- New double glazing installed in 2019



Colubrid Estate Agents are thrilled to welcome to the market this lovely size and well presented one bedroom ground floor maisonette located within 0.1 miles of Stanford-le-Hope train station and close proximity of Stanford-le-Hope town centre. Accommodation boasts an entrance hallway, lovely size lounge/diner, stunning kitchen, modern wet room and a nice size bedroom. Externall the property has a shared garden with direct access from the property and allocated carport parking for two vehicles. The property also benefits from new double glazing installed in 2019. Guide Price £175,000-£185,000

Impressive entrance hall gives access to all rooms.

Bedroom 11'9 x 8'1 double glazed window. Fitted wardrobes.

Wet Room comprises, walk in shower fitted with Mira shower, wash hand basin and low level wc. Tiling to walls, Double glazed window.

Lounge 16'4 x 10'0 Dual aspect double glazed windows.

Kitchen 9'9 x 6'6 > 4'8. Range of wall and base mounted units fitted with matching storage drawers. Worksurfaces housing sink drainer. Electric hob, electric oven and extractor hood to remain. Two storage cupboards.

The property also has two allocated carport parking spaces and access to communal garden.

Further Details:

Length of Lease: Approximately 68 years.

Building Insurance: £414.00 per annum

Service Charge: £720.00 per annum

Ground Rent: £70.00 per annum

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.



Local Life

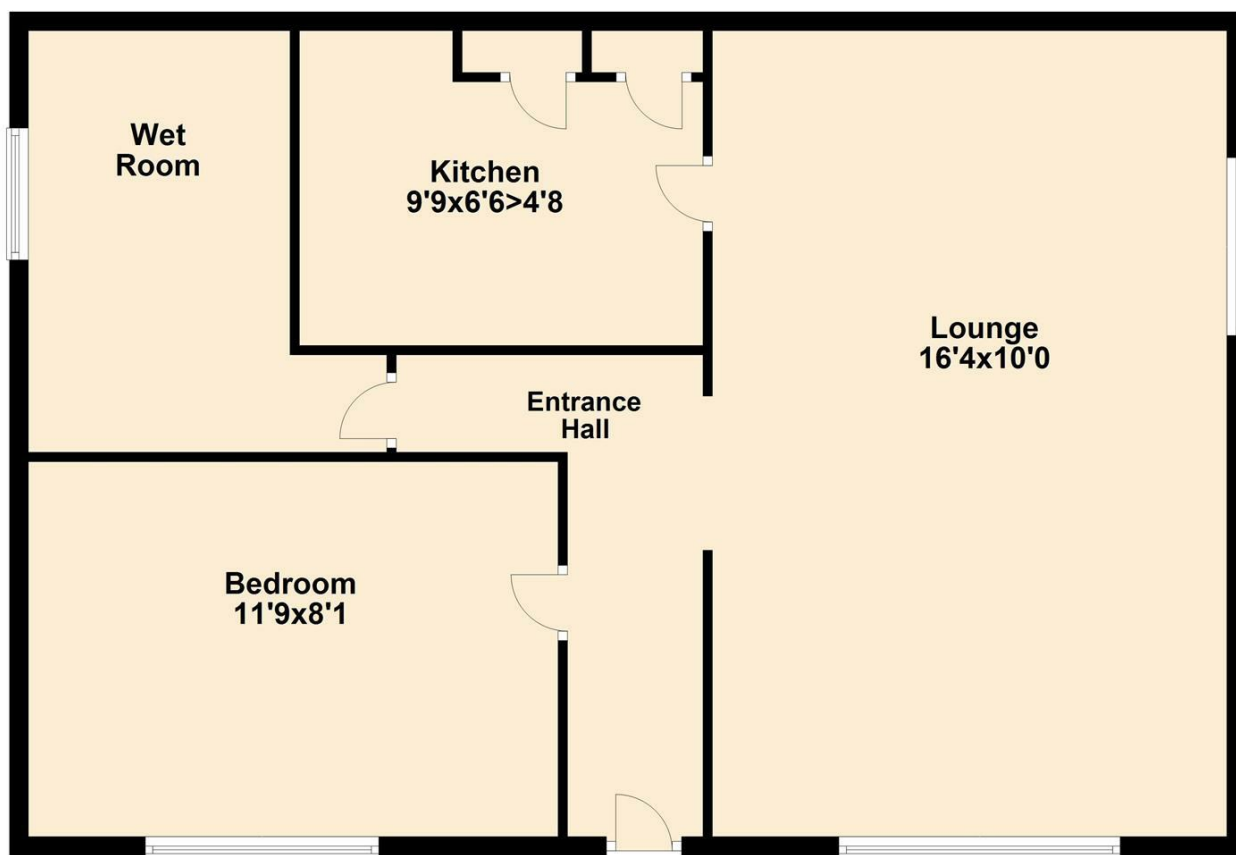
STANFORD-LE-HOPE is a small town found between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the town the name Stanford-le-Hope.

Stanford Le Hope railway station is on the C2C London, Tilbury and Southend line taking approximately 45 minutes to London Fenchurch Street.

Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford



Floor Plan





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