

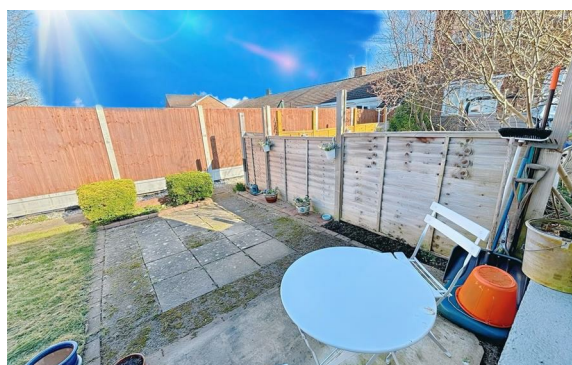


## Victoria Road, Horndon-On-The-Hill

Guide Price £280,000



- No onward chain
- Share of Freehold
- Long Lease Approximate 900 years, low ground rent
- Ground floor maisonette found in Village location Horndon-On-The-Hill
- Share of rear garden, own front garden, offering potential for off road parking stpc
- Garage in block
- Close to A13 road links
- Spacious entrance hall, lounge, kitchen, two bedrooms and three piece bathroom
- Plenty of storage



**GUIDE PRICE: £280,000 - £300,000**

Positioned in the charming village of Horndon-On-The-Hill, this delightful two-bedroom ground floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with no onward chain, this property boasts a long lease of approximately 900 years and a share of the freehold, ensuring peace of mind for years to come.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, while the two inviting bedrooms offer a tranquil retreat at the end of the day. The maisonette also features a three-piece bathroom, catering to all your essential needs.

Storage space is plentiful throughout the property, making it easy to keep your living areas tidy and organised. Additionally, the maisonette benefits from a share of the garden, allowing you to enjoy the outdoors right at your doorstep. For those with vehicles, a garage in a nearby block adds convenience and security.

The location is particularly advantageous, with easy access to the A13 road links, making commuting a breeze. The picturesque village of Horndon-On-The-Hill is known for its community spirit and scenic surroundings, providing a lovely backdrop for your new home.

In summary, this maisonette combines comfort, convenience, and a desirable location, making it a fantastic choice for anyone looking to settle in this sought-after area. Do not miss the chance to make this charming property your own.

Enter the property via door to front.

L-shaped entrance hall gives access to all rooms. Large storage cupboard.

Lounge 11'8 x 11'8 double glazed window.

Kitchen 8'8 x 7'2 external door to side. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Induction hob, oven and extractor fan to remain. Space for other appliances. Tiling to splash backs.

Bathroom comprises white panel bath with shower, vanity wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom one 12'4 x 9'5 double glazed window.

Bedroom two 12'4 x 8'5 double glazed window.

Externally the property has a share of the garden. Paved seating area.

Own front garden (not shared) with scope for off road parking (STPC)

Garage in block.

Further Details:

Length of Lease: Approximately 900 years remaining.

Low Ground Rent: Approximately £12.50 per annum

Share of Freehold

Council Tax Band: B

Local Authority: Thurrock

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

We endeavor 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

Horndon on the Hill is a village, former civil parish and Church of England parish in the unitary authority of Thurrock, in the county of Essex. It is located close to the A13, around one mile northwest of Stanford-le-Hope and around two miles northeast of Orsett. The village area falls within the Orsett ward of Thurrock District Council.

Horndon on the Hill has two churches, the Anglican Church of St Peter and St Paul, which dates from the 13th century and is Grade I listed and a Methodist Church. It also has a primary school, a recreational park and two public houses, The Swan, The Bell, plus the Village store post office and butchers. Horndon-on-the-Hill appears in the Domesday Book of 1086 as Hornindune meaning "horn-shaped hill" It may have been the site of the 11th-century Horndon mint, based on the survival of a single Anglo-Saxon penny from the village.



Floor Plan

