



## Butts Road, Stanford-le-Hope

£130,000



- No onward chain
- A fantastic size one bedroom ground floor maisonette
- Lovely size lounge/diner
- Large bedroom
- Kitchen
- Bathroom
- Located just 0.2 miles from Stanford-le-Hope train station
- Close proximity to town centre



**Nestled on Butts Road in the charming town of Stanford-le-Hope, this one-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers or those seeking a convenient rental investment. The property is being sold with no onward chain, allowing for a smooth and straightforward purchase process.**

**Upon entering, you will find a spacious lounge/diner that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The large bedroom provides ample space for furnishings and personal touches, ensuring comfort and tranquillity. The kitchen is well-appointed, catering to all your culinary needs, while the bathroom is functional and neatly presented.**

**This maisonette is ideally situated just 0.2 miles from Stanford-le-Hope train station, making it an excellent choice for commuters. Additionally, the town centre is within close proximity, offering a variety of shops, cafes, and local amenities to enhance your lifestyle.**

**With its generous living space and prime location, this property is a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this maisonette your new home.**

Kitchen 9'0 x 8'8 wall and base mounted units with matching storage drawers, Work surfaces housing sink drainer. Hob and oven to remain. Space for other appliances. Wooden style flooring, Inner hall

Bathroom panel bath, wash hand basin and WC. Tiling to walls.

Bedroom 11'9 x 10'4 window to rear.

Lounge/diner 15'2 max x 13'8 Boxed bay window. Wooden style flooring.

Council Tax Band: B

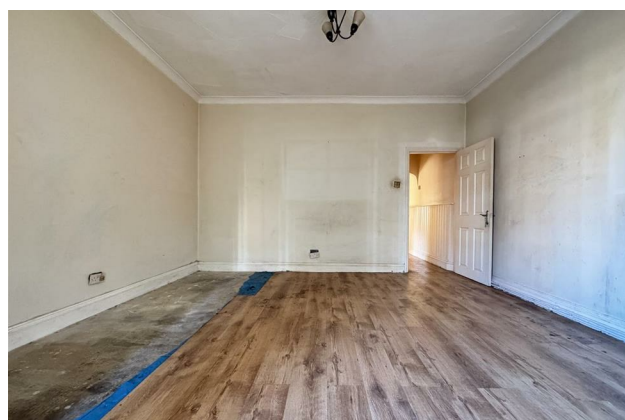
Local Authority: Thurrock

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

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

Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to 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 P



