



Delius Way, Stanford-Le-Hope

Guide Price £160,000



- Well presented split level maisonette
- Ideal location for town centre and railway station with direct links to Fenchurch Street
- Accessible to A13/M25 road links
- Garden to front and Greensward to rear
- Ideal investment for cash buyers
- Entrance hall, lounge with "Juliette" style balcony, kitchen, bathroom and two bedrooms



GUIDE PRICE £160,000 - £180,000
CASH BUYERS ONLY!!!

Located in the charming area of Delius Way, Stanford-Le-Hope, this well-presented split-level maisonette offers a delightful living experience. With two spacious bedrooms and a well-appointed bathroom, this property is perfect for those seeking comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, complete with a "Juliette" style balcony that invites natural light and fresh air into the space. The kitchen is functional and well-equipped, making it an ideal spot for culinary enthusiasts.

This maisonette is ideally located, just a stone's throw away from the town centre and the railway station, providing direct links to Fenchurch Street. For those who commute, the A13 and M25 road links are easily accessible, ensuring that you can travel with ease.

The property also boasts a garden to the front and a Greensward to the rear, offering a peaceful retreat for relaxation or outdoor activities. Additionally, a garage in the block provides convenient parking and extra storage space.

This maisonette presents an excellent investment opportunity, if you are looking to expand your property portfolio this property is a perfect choice. With its prime location and appealing features, this home is not to be missed.

Enter the property via door to front

Lounge 15'7 x 10'1 door opens onto "Juliette" style balcony. Coved ceiling.

Kitchen 18'0 x 6'8 offers a range of wall and base mounted units with matching storage drawers. Work surfaces with feature splash back, housing "Butler" sink. Space for appliances including space for freestanding cooker. Tiled flooring.

First floor is home to two bedrooms and family bathroom. Storage cupboards.

Bedroom one 12'4 x 9'8 double glazed window.

Bedroom two 9'8 x 6'8 double glazed window. Storage cupboard.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Tiling to walls. Tiled flooring,

The property also has a garden and backs onto Greensward.

Allocated parking space.

Council Tax Band: B

Local Authority: Thurrock

Length of Lease: Approximate 48 years remaining

Ground Rent: Approximately £50.00 paid 6 monthly

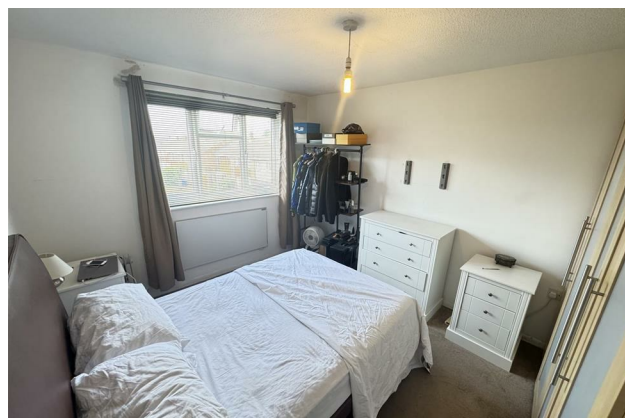
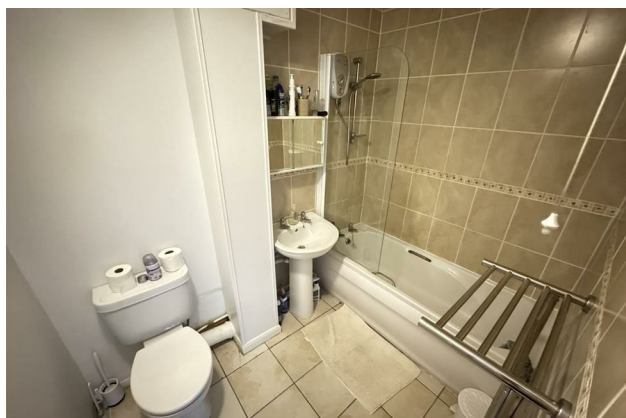
Service Charge: N/A

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

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.

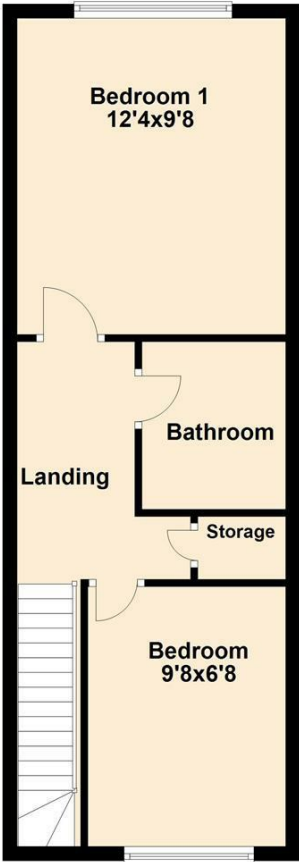
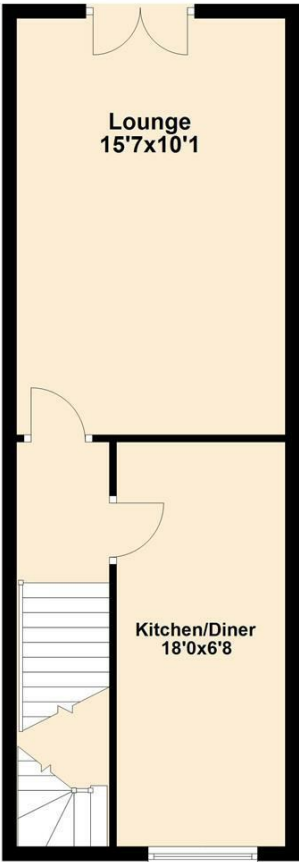
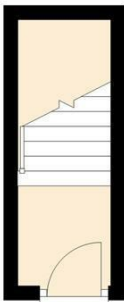
Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford.

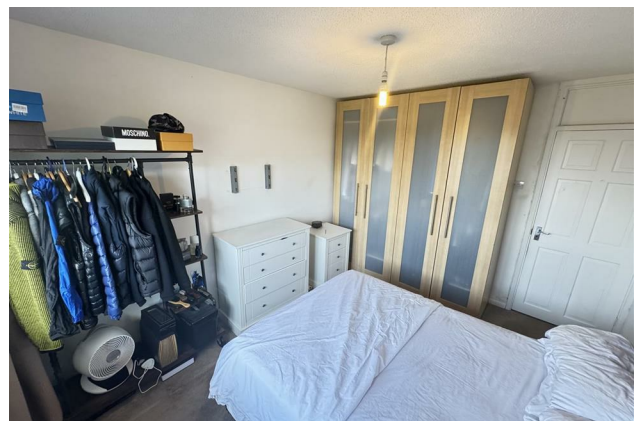


First Floor

Second Floor

Ground Floor





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