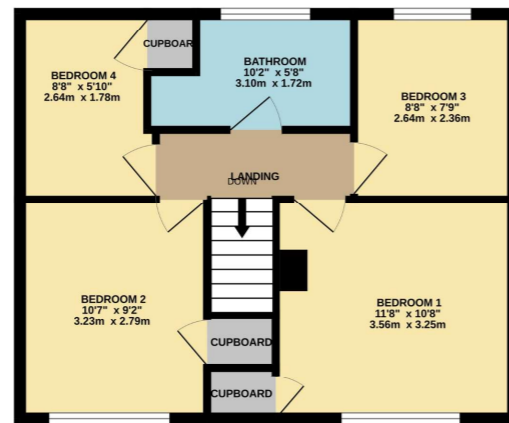


GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



STRATFORD GARDENS
TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Stratford Gardens, Stanford-Le-Hope, SS17 7AU, Guide Price : £350,000 to £370,000

- Corner plot of 86' x 38'
- Four bedrooms
- Kitchen/diner: 16'10" x 12'6" max
- Ground floor wc
- Parking for 3 or more cars
- Scope for improvement



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Guide Price: £350,000 to £370,000. Requires some refurbishment (price reflects). Situated on a corner plot of approx 86' x 38' with off street parking is this four bedroom family home. Benefits; ground floor wc, 4 piece bathroom, dual aspect lounge and kitchen/diner. Council tax band C. EPC tbc.

Entrance Hall:
Double glazed window to front. Ceramic tiled flooring. Stairs leading to first floor. Doors to:

Lounge: 19'8" x 11'7" max (6m x 3.53m max)
Double glazed window to front. Double glazed French doors to rear. Two radiators. Fitted carpet.

Kitchen/Diner: 12'6" x 9'2" x 16'10" (3.8m x 2.8m x 5.13m)
Double glazed window to rear. Double glazed door to side. Radiator. Ceramic tiled flooring. Integrated fridge and freezer. Base and eye level units. Roll top work surfaces. Plumbing for automatic washing machine, dishwasher, tumble dryer space. Wall mounted combi boiler. Built-in understairs cupboard.

WC:
Double glazed window to side. Ceramic tiled flooring. Low flush wc.

Landing:
Fitted carpet. Access to insulated loft with ladder.

Bedroom 1: 11'8" x 10'9" (3.56m x 3.28m)
Double glazed window to front. Radiator. Fitted wardrobes and built-in cupboard.

Bedroom 2: 10'7" x 9'2" (3.23m x 2.8m)
Double glazed window to front. Radiator. Fitted carpet. Built-in cupboard.

Bedroom 3: 8'8" x 7'10" (2.64m x 2.4m)
Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom 4: 8'9" x 5'10" (2.67m x 1.78m)

Double glazed window to rear. Radiator. Wood laminate flooring. Built-in cupboard.

Bathroom: 7'8" x 5'8" (2.34m x 1.73m)
Double glazed window to rear. Radiator. Vinyl flooring. Four piece suite comprising; panelled bath, wc, wash hand basin and shower cubicle.

Overall plot: 86' (26.21) deep x 38' (11.58) wide
Offers scope for extension (strpc) and parking for 3 or more vehicles.

Rear & Side Garden: 34' x 38' (10.36m x 11.58m)

