



BRAMLEYS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

JOHNCOTTIS ESTATE AGENTS



Bramleys, Stanford-le-Hope, Essex, SS17 8AE Offers Over £350,000

- 3 Bedroom Semi detached House
- Offered With No Onward Chain
- Off Road Parking and Dual Driveway to Garage
- Entrance Hallway, Open Lounge and Dining Design
- Rear Garden
- Convenient Location for schools, shops and travel
- See map for distance to Train Station
- Virtual Tour for instant access whilst you book your onsite viewing.



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3 Bedroom Semi detached House in popular location conveniently positioned for amenities including a Train Station (C2C) . Affording Off road parking , Garage , Garden , Open Lounge & Dining room. Offered with No Onward Chain

The third bedroom is positioned with outlook to the front of the home and has built in cupboard over, housing gas boiler (Vaillant Eco tec Pro 28) Fitted carpet flooring, radiator heating and double glazed window.

Entrance Hall 12'11" x 5'5" (3.94m x 1.65m)
Spacious entrance reception hallway comprising understairs storage, double glazed window at side, fitted carpet, radiator and staircase leading to 1st floor.

Bathroom 6'5" x 5'6" (1.96m x 1.68m)
Well-presented bathroom comprising double glazed window, radiator heating, Part tiled walls, tiled floor and bath , low flush w.c and hand basin,

Kitchen 10'11" x 7'4" (3.33m x 2.24m)
Well-presented kitchen with range of fitted units and worksurfaces, sink/drainers, integrated oven and gas hob, plumbing/ space for appliances, tiled floor and tiled wall areas. Single glazed panel and door opening/looking onto lean to style conservatory. Access through to the Dining area.

Lean to / Conservatory 15' x 8'1" (4.57m x 2.46m)
Single Glazed, timber construct lean to / conservatory with access to the garden and to the dual driveway.

Open Lounge and Dining 24'6" x 10'9" > 8'10" (7.47m x 3.28m > 2.7m)
Spacious and well-presented lounge and dining design comprising double glazed window to the front, feature fireplace design , radiator heating, coved ceiling. Single glazed window and door opening onto lean to / conservatory.

Front External
Off road parking provided and very well presented frontage. A Shared driveway leads to Garage.

Garage
The Garage is approached via dual/ shared driveway and has up and over door. The garage is dilapidated and purchasers are advised to have inspected by a professional.

Landing
The landing area has double glazed window to the side, fitted carpet, access to loft space and doors to bedrooms and bathroom.

Rear Garden
Pleasant garden area with lawn and gated access.

Bedroom 1 14'2" x 9'11" (4.32m x 3.02m)
Spacious bedroom 1 comprising fitted carpet, radiator heating and double glazed window to the front

Bedroom 2 9'11" x 9'10" (3.02m x 3m)
The second bedroom is positioned with outlook to the rear of the house via double glazed window and comprises fitted carpet and radiator heating.

Bedroom 3 10'5" x 6'5" max (3.18m x 1.96m max)

