



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: £340,000

- 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
- 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.



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP  
01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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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

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.

Kitchen 10'11" x 7'4" (3.33m x 2.24m)  
Well-presented kitchen with range of fitted units and worksurfaces, sink/drain, 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.

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.

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

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)  
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.

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,

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.

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.

Rear Garden  
Pleasant garden area with lawn and gated access.

