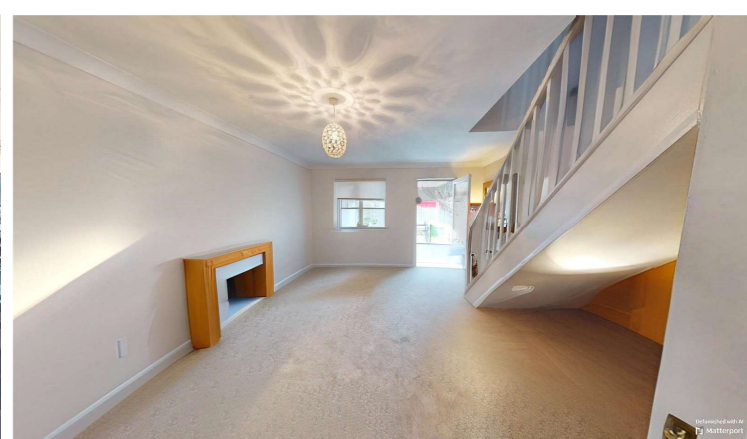




Corringham Road, Stanford-Le-Hope, SS17 0AH | Guide Price: £325,000 to £340,000

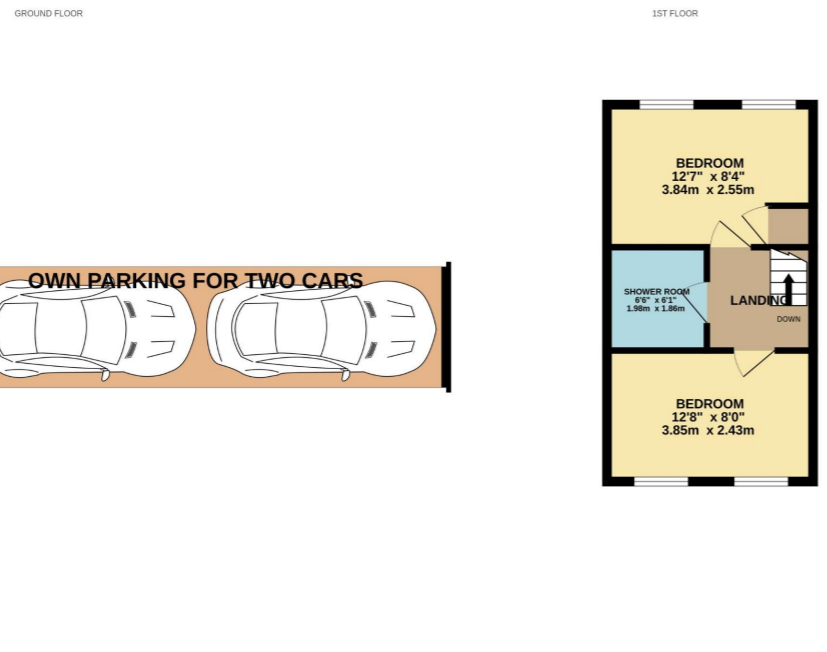
- Extended with feature sun room at rear
- 2 car parking allocation at rear
- Train station, just minutes walk away
- G/F WC & 1st floor shower room
- Solar panels/EPC rating B
- Well presented home with No Onward Chain!



JC

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

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107
 Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY



CORRINGHAM ROAD

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. Made with Metropix 62024

THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

JOHNCOTTIS ESTATE AGENTS

SELL YOUR HOME WITH US >

SMALL ENOUGH TO CARE BUT BIG ENOUGH TO SUCCEED IN SELLING YOUR HOME

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Edge of Train Station, Town shops, restaurants/pub and park grounds, positioned 2 bedroom end house with feature sun room, solar panels, g/f wc, rear parking, gas heating, double glazing and great presentation. No Onward Chain!

A great opportunity to purchase a great home as this is and have the additional benefit of such a well positioned location for such a range of amenities including Train Station (C2C) serving London/Southend bound, A13 road links towards M25, Town shopping, Pubs, Restaurants. A lovely park/recreation ground at Billet Lane and popular Schools.

The house is very well presented and comprises: 2 well sized bedrooms, shower room, g/f wc, spacious lounge, attractive kitchen and feature double glazed conservatory/sun room. Parking is provided to the rear. A lovely garden too with access at rear aswell. Heating is provided by gas boiler/radiators, there are solar panels to roof and windows are double glazed.

We highly recommend viewing this home at your earliest availability as anticipate will be very popular. No Onward Chain! Virtual tour also available.

Entrance Hall:
Radiator. Tiled flooring. Doors to ground floor wc, lounge and access to kitchen. Door to storage cupboard.

G/F WC:
Radiator. Tiled flooring. WC and wash hand basin. Tiled to lower area of walls. Extractor fan.

Kitchen: 8' x 6'6" (2.44m x 1.98m)
Double glazed window to front. Attractive, modern kitchen design comprising range of base and eye level units with work surfaces, tiled splash back, single drainer unit, cupboard housing gas boiler, gas hob, integrated oven and plumbing for washing machine.

Lounge: 15'1" x 12'7" (4.6m x 3.84m)
Window looking onto sun room. Glazed door to sun room. Radiator. Fitted carpet. Coved cornice to ceiling. Spacious

warm, relaxing feel to this lovely lounge. Stairs leading to first floor.

Conservatory/Sun Room: 10'6" x 9'11" (3.2m x 3.02m)
A great feature to the home, this conservatory/sun room styled with double glazed windows and door, pitched style roof with skylight window and laminate wood flooring.

Landing: Fitted carpet. Access to loft space, doors to bedrooms and shower room.

Bedroom 1: 12' x 8' (3.66m x 2.44m)
Two double glazed windows to front. Radiator. Fitted carpet. Coved cornice to ceiling. A lovely bedroom design.

Bedroom 2: 12'7" x 8'4" (3.84m x 2.54m)
Two double glazed windows to rear. Radiator. Laminate wood flooring. Another well sized bedroom, positioned with outlook to the rear and comprises; built-in cupboard housing cylinder.

Shower Room: 6'6" x 6'1" (1.98m x 1.85m).
Well presented shower room with shower, wc and wash hand basin suite.

Garden:
Well designed garden with patio and lawn areas. The garden is accessible, externally.

Parking:
Is provided to rear area of the property (solicitors to verify).

