



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metreplan v2020

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		
(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	

SELL YOUR HOME WITH US >

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



Victoria Road, Laindon, Essex, SS15 6AR | Guide Price: £350,000 to £375,000

- Approx 55' rear garden
- Three bedrooms
- No Onward Chain
- Gas radiator heating
- 18'9" x 12' kitchen/diner
- 0.9 mile of Laindon's train station



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

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.

Guide Price: £350,000 to £375,000. Offered with No Onward Chain is this nicely presented three bedroom home with 55' rear garden and timber outbuilding, 18'9" kitchen/diner and dual aspect lounge. Approx 0.9 mile from Laindon Train Station.

Kitchen/Diner: 18'9" (5.72) x 12' (3.66) < 9' (2.74)
Double glazed windows to front and rear. Personal door to rear. Radiator. Ceramic tiled flooring. Stairs leading to first floor. Built-in larder cupboard. Range of base and eye level units, drainer sink unit with mixer tap, integrated double oven, inset 4 ring electric hob, integrated dishwasher, washing machine and fridge freezer.

Lounge: 19' x 11'10" (5.8m x 3.6m)
Double glazed window to front. Double glazed sliding patio doors to rear. Radiator. Fitted carpet.

Landing:
Double glazed window to rear. Fitted carpet. Airing cupboard.

Bedroom 1: 11'1" x 11'11" (3.38m x 3.63m)
Double glazed window to front. Radiator. Fitted carpet. Built-in cupboard.

Bedroom 2: 11'1" x 9' (3.38m x 2.74m)
Double glazed window to front. Radiator. Fitted carpet. Two built-in cupboards.

Bedroom 3: 8'10" x 7'8" (2.7m x 2.34m)
Double glazed window to rear. Fitted carpet.

Bathroom:
Double glazed window to rear. Radiator. Vinyl flooring. Two piece suite comprising: Panelled bath, wash hand basin with mixer tap, inset to floating cupboard.

WC:
Double glazed window to rear. Vinyl flooring. Low flush wc.

Front Garden:

Mainly laid to lawn. Flowers and shrubs. Side gate giving pedestrian access. Potential for off street parking (strpc).

Rear Garden: approx 55' (16.76) in depth. Commencing patio area. Remainder laid to lawn. Flower and shrub borders. Timber built out-building.

