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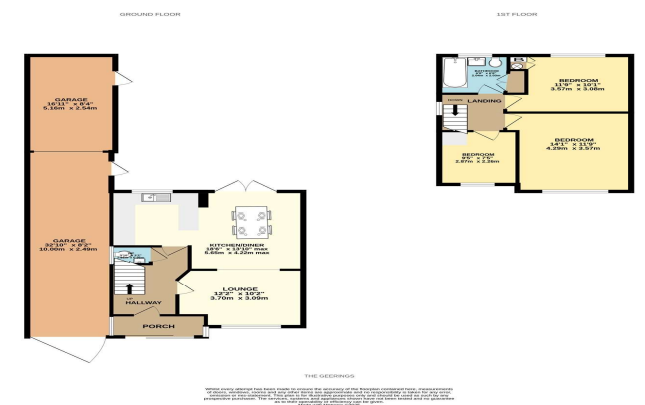
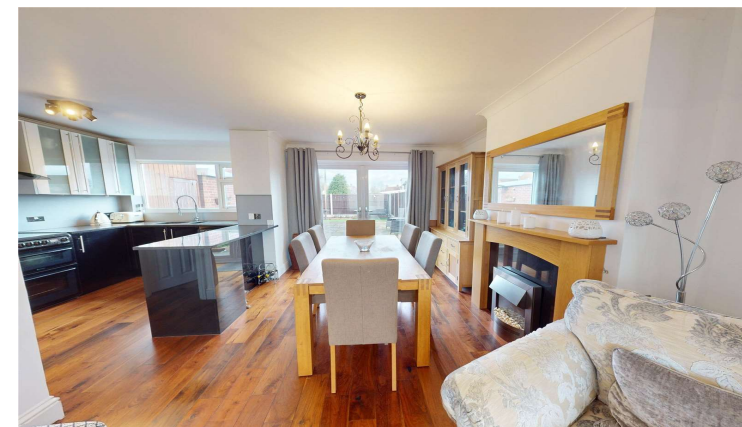


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Geerings, Corringham, Essex, SS17 7HP | Guide Price: £400,000 to £425,000

- 3 Bedroom Semi-Detached house
- Front off road parking
- G/F wc & F/F family bathroom
- Virtual tour
- Potential for extension
- 50ft approx Garage/Workshop



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GUIDE PRICE £400,000 to £425,000. 50ft Garage/workshop, see floor plan. This 3 bedroom Semi-Detached home has plenty to offer with modern styling, kitchen/dining, G/F wc, off road parking, popular location close to shops, park and schools and scope to extend. Don't miss out!

Entrance Porch:
Vinyl flooring. Access via double glazed sliding door. Upvc door to entrance hall.

Entrance Hallway:
Radiator. Wood style flooring. Coved cornice to smooth plastered ceiling. Access to lounge, kitchen/diner, g/f wc and stairs leading to first floor.

Lounge: 12'2" x 10'2" (3.7m x 3.1m)
Double glazed bow window to front. Radiator. Wood style flooring. Coved cornice to smooth plastered ceiling. Open arch to dining area.

Kitchen/Dining Room: 18'6" x 13'10" max (5.64m x 4.22m max)
Double glazed French doors and window to rear. Two radiators. Wood style flooring. Coved cornice to smooth plastered ceiling. Range of base and eye level units with work surfaces.

Landing:
Double glazed window to side. Radiator. Fitted carpet. Coved cornice to smooth plastered ceiling. Access to loft via drop down ladder.

Loft Space:
Accessed via drop down ladder and partial board flooring.

Bedroom 1: 14'1" x 11'9" max (4.3m x 3.58m max)
Double glazed window to front. Radiator. Laminate flooring. Coved cornice to smooth plastered ceiling.

Bedroom 2: 11'9" max x 10'1" (3.58m max x 3.07m)

Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling. Built-in cupboard housing gas boiler and hot water cylinder.

Bedroom 3: 9'5" x 7'5" max (2.87m x 2.26m max)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to smooth plastered ceiling.

Bathroom: 6'9" x 6'8" (2.06m x 2.03m)
Double glazed window to rear. Radiator. Vinyl flooring. Bath, wash hand basin and electric shower. Built-in cupboard.

Front Exterior:
Off road parking provided and access to main entrance and garage/workshop via swing door access.

Garage/Workshop: Approaching 50' (15.24) x 8'2" (2.5) approx
Mixed construction garage/work shop with vehicular front access via concealed swing door. An additional up and over door divides the two areas plus 2 personal doors.

Garden: Approx 35' (Approx 10.67m)
Comprises: large patio design with artificial lawn and deck patio at rear. Personal doors access to the garage/workshop.

