



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	77
EU Directive 2002/91/EC		

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

SELL YOUR HOME WITH US >



## Southend Road, Stanford-Le-Hope, SS17 7AG | Guide Price: £200,000 to £210,000

- Very Spacious 1 Bedroom First floor Maisonette
- Your Very Own Garden and Has Parking too
- Gas combi Boiler Heating
- Loft Space, feature height ceilings and Character Charm
- Very well presented with classic and modern styling features



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GUIDE PRICE: £200,000 TO £210,000.

YOUR VERY OWN GARDEN AND PARKING at this highly impressive and spacious first floor maisonette with light and bright accommodation, gas combi boiler heating and a wonderful collaboration of modern styling and period character features. BE WARNED, EXPECT TO FALL IN LOVE WITH THIS BEAUTIFUL HOME.

Ground floor entrance lobby & Stairs: Accessed via direct external door with coat/shoe rack space, then carpeted staircase rising to first floor.

First floor landing/Hallway: 17'9" x 5' max (5.4m x 1.52m max) Radiator. Fitted carpet. Access to loft space. As you rise to the main accommodation you will be incredibly impressed in our opinion at the striking appearance of depth and styling.

Kitchen: 9' (2.74) max x 8'2" (2.5) max (L shaped style) Double glazed window to rear. Vinyl flooring. This modern stylish kitchen is positioned to the rear and has pleasant outlook over gardens. The kitchen has plumbing for washing machine, space for under counter fridge and freezer, integrated electric oven and gas hob.Wall mounted Gas combination Boiler.

Lounge/Diner: 15'6" x 11' (4.72m x 3.35m) Super impressive lounge/diner enhanced with feature height ceiling, picture rail styling, wood style flooring, 2 double glazed windows giving visual out to the front of the home and has radiator heating.

Bedroom: 10'11" x 10'2" (3.33m x 3.1m) Beautiful and spacious bedroom again styled with combination of modern and character theme having feature height ceiling, picture rail styling, fitted carpet, radiator heating and double glazed window giving visual out to the rear.

Bathroom: 9'3" x 4'3" (2.82m x 1.3m) Modern style bathroom suite complimented with chrome style towel rail radiator, vinyl flooring and has double glazed window to side.

Loft Space: The loft space has access hatch with drop down ladder access to landing. See photo.

Garden: A surprising feature of the home with fence and double plus single gated perimeter. The garden has been lovingly created and nurtured by our clients and has appearance of a great place to unwind and relax

Exterior/Off road parking: We understand from our client off road parking is provided at the property. Solicitors to verify.

Location: See map for further information however we note in the close by/surrounding area Corringham shopping/supermarket, swimming pool/leisure centre, park ground, public transport options Bus and Train.

