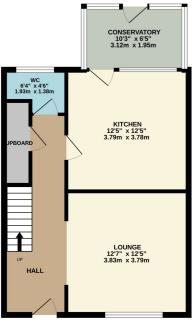
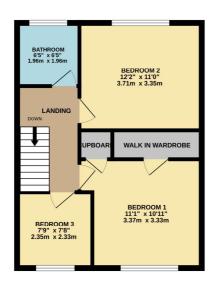
GROUND FLOOR 533 sq.ft. (49.5 sq.m.) approx. 1ST FLOOR 468 sq.ft. (43.5 sq.m.) approx





RACHAEL CLARKE CLOSE

TOTAL FLOOR PARE: 1.001 s.ght (38.09 s.ght) approx.

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# THINKING OF SELLING OR TRYING TO SELL?

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# JOHN COTTIS



# Rachael Clarke Close, Corringham, SS17 7SU | Guide Price: £300,000 to £325,000

- Ground floor wc
- Close to town centre
- Three good size bedrooms

- No Onward Chain
- Kitchen/Breakfast room 12'5" x 12'5"
- Gas radiator heating







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

Guide Price: £300,000 to £325,000. Offered with No Onward Chain is this well-presented 3 bedroom end of terrace home, perfectly positioned just 0.25 miles from Corringham town centre and local park - an ideal choice for families. Step inside and you'll find a welcoming layout including a G/F toilet & spacious kit/breakfast room.

Offered with No Onward Chain is this well-presented three-bedroom end of terrace home, perfectly positioned just 0.25 miles from Corringham town centre and local park – an ideal choice for families.

Step inside and you'll find a welcoming layout, including a spacious kitchen/breakfast room (12'5" x 12'5"), perfect for everyday dining and entertaining, as well as the convenience of a ground floor WC.

Upstairs offers three good-sized bedrooms and a family bathroom, making this a practical and versatile home. Outside, the property further benefits from rear parking area.

## Entrance Hall:

Radiator. Fitted carpet. Walk-in storage cupboard 8'7" x 2'8". Stairs leading to first floor. Doors to: kitchen/breakfast room and wc. Open plan to lounge.

Lounge: 12'7" x 12'5" (3.84m x 3.78m) Double glazed window to front. Radiator. Fitted carpet.

Kitchen/Breakfast Room: 12'5" x 12'5" (3.78m x 3.78m) Double glazed window to rear. Door to rear. Radiator. Fitted carpet. Range of base and eye level units with work surfaces, inset single drainer sink unit with mixer tap. Wall mounted combi boiler. Space for table and chairs. Door to lean to conservatory and rear garden.

Lean to Conservatory: 10'3" x 6'5" (3.12m x 1.96m) With single glazed windows to rear and side and door to rear.

### WC:

Double glazed window to rear. Radiator. Vinyl flooring. WC and wash hand basin.



Fitted carpet. Access to loft space. Doors to:

Bedroom 1: 11' (3.35) x 10'11" (3.33) + wardrobes Double glazed window to front. Radiator. Fitted carpet.

Bedroom 2: 12'2" x 11' (3.7m x 3.35m)

Double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3: 7'9" x 7'8" (2.36m x 2.34m)

Double glazed window to front. Radiator. Fitted carpet.

Bathroom: 6'5" x 6'5" (1.96m x 1.96m)

Double glazed window to rear. Radiator. Fitted carpet. Three piece suite comprising: low flush wc, pedestal wash hand basin with mixer tap and panelled bath.

Rear Garden: 38' (11.58m)

Commencing patio. Remainder laid to lawn. Flower and shrubs. Gate giving rear access to vehicular area potential for on plot parking by creating gated access for a car.

Front Garden:

Mainly laid to lawn. Flower and shrubs.













