SCOTT &
STAPLETON

PURCELL CLOSE

Stanford-Le-Hope, SS17 8RR

£185,000

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Scott & Stapleton are delighted to offer for sale this spacious, purpose built, first & second floor maisonette offered with vacant possession & no onward chain.

This super property benefits from its own front door, large lounge, dining area, fitted kitchen with 2 double bedrooms & the bathroom to the top floor.

Added attractions include a good size, low maintenance garden, SINGLE GARAGE, off street parking space & long lease with no annual charges.

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Conveniently located for all amenities the property is ideally situated for all transport links including the A13, with local shops & Stanford le Hope town centre also close to hand.

An ideal first time purchase or long term buy to let opportunity. An early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.

Accommodation comprises
Own private obscure UPVC double glazed entrance door leading to entrance hall.

Entrance hall
Stairs to first floor landing.

First floor landing.
Door to lounge, stairs to second floor.

Lounge
4.5 x 3.2 (14'9" x 10'5")
Large full height UPVC double glazed window to front. 2 large storage cupboards, electric heater, coved ceiling, Open plan to dining area & kitchen.

Dining area
2.1 x 2 (6'10" x 6'6")
UPVC double glazed window to front. Laminate flooring, coved ceiling, breakfast bar.

Kitchen
2.8 x 2 (9'2" x 6'6")
Range of base & eye level units with matching drawer pack. Integrated electric oven, separate electric hob & extractor fan. Spaces for washing machine & fridge/freezer, roll edge worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, coved ceiling.

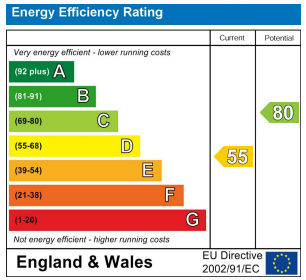
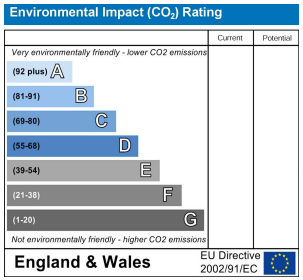
Second floor landing
2.5 x 1.3 (8'2" x 4'3")
Panelled doors to all rooms.

Bedroom 1
4.5 x 2.7 (14'9" x 8'10")
UPVC double glazed window to front. Electric heater, fitted storage cupboard, coved ceiling.

Bedroom 2
3.5 x 2.2 increasing to 2.8 (11'5" x 7'2" increasing to 9'2")
UPVC double glazed window to front. Electric heater, coved ceiling.

Bathroom
2.5 x 2 (8'2" x 6'6")
White suite comprising of panelled cast iron bath with mixer tap & shower attachment, pedestal wash hand basin & low level WC. Fully tiled walls, wall mounted electric heater, fitted mirror & cupboard, large airing cupboard housing foam lagged copper cylinder.

Front garden
The property benefits from a good size block paved garden to the front.

Parking facilities
Single garage in block opposite with up & over door & hardstanding to the front providing off street parking space for 1 car.

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.
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