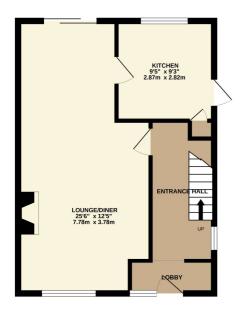
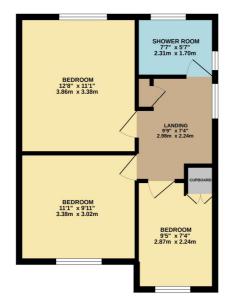
GROUND FLOOR 1ST FLOOR





CAPEL CLOS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other lettens 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 guarante as to their coerability or efficiency can be oliven.

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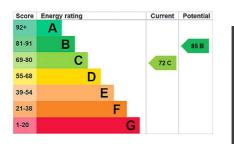














The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All 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.

# IOHNCOTTIS



Capel Close, Stanford-Le-Hope, Essex, SS17 7EJ | £389,995

- Semi-Detached home
- Parking and Detached garage
- No Onward Chain

- Three bedrooms
- EPC C
- Lounge/Diner: 25'6" x 12'5" max







19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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Impressive family home located in a cul-de-sac well positioned for Corringham and Stanford Le Hope facilities/amenities. Features; off road parking, garage, spacious living accommodation and three bedrooms. EPC C.

### Entrance Hall:

Double glazed window to side. Radiator. Wood laminate flooring. A light and airy hallway with door to lounge and stairs leading to first floor.

Lounge/Diner: 25'6" x 12'5" max (7.77m x 3.78m max)

Double glazed window to front. Double glazed sliding patio doors to rear. Radiator. Wood laminate flooring. Door to kitchen.

Kitchen: 9'5" x 9'3" (2.87m x 2.82m)

Double glazed window to rear. Ceramic tiled flooring. Base and eye level units with work surfaces, inset one and one half bowl sink drainer unit with mixer tap, integrated electric oven, inset 5 ring gas hob with extractor fan over. Wall mounted boiler. Personal door to side.

## Landing:

Double glazed window to side. Fitted carpet. Access to loft space. Doors to:

Bedroom 1: 12'8" x 11'1" (3.86m x 3.38m) Double glazed window to rear. Radiator.

Bedroom 2: 11' x 9'11" (3.35m x 3.02m) Double glazed window to front. Radiator.

Bedroom 3: 9'5" x 7'4" (2.87m x 2.24m) Double glazed window to front. Radiator.

Shower Room: 7'7" x 5'7" (2.3m x 1.7m)

Double glazed windows to rear and side. Radiator. Ceramic tiled flooring. Modern three piece suite comprising: walk-in shower cubicle with plumbed in shower, low flush wc and wash hand basin with mixer tap.

Rear Garden:

Commencing patio area. Remainder laid to lawn. Fenced to boundaries with pedestrian gate to front.

Off street parking & Drive:

Off street parking provided for several vehicles leading to:

### Garage:

With up and over door and personal door accessed from the rear garden

Council Tax:

D













