



Victoria Road Stanford-le-Hope SS17 0HS

- Two Double Bedrooms
- Gas Central Heating
- Double Glazed
- Lounge 12' x 10'5
- Dining Area 13'9 x 9'
- Fitted Kitchen
- Shower Room/WC
- Rear Garden Approx 100'
- Close to Train Station (C2C)
- No Onward Chain



Located within approximately 0.13 mile (209 metres) of mainline station to Fenchurch Street is this delightful two double bedroom cottage style property which is well presented throughout and benefits from a 100' approx. rear garden. The property would make an excellent first time or investment purchase offered with no onward chain and an early appointment to view is recommended.

£315,000 Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Entrance is via a Upvc double glazed door to the side of the building to the feature raised dining area with laminate wood flooring and Upvc double glazed french doors to the rear garden. With stairs to first floor landing, door to kitchen and open to separate lounge area with cast iron grate and laminate wood flooring. The kitchen is fitted in a range of light oak effect base and wall mounted units with integrated oven, hob, pull out extractor and full height fridge/freezer with work surfaces, tiled splash backs and ceramic tiled floor. There is a rear lobby with access to rear garden and door to modern shower room with shower cubicle and mains shower, wash hand basin set in vanity unit and low level wc. The walls are fully tiled with heated towel rail and further ceramic tiled flooring. To the first floor there is a small landing area with two double bedrooms, one with fitted dark wood wardrobes and matching furniture. The property has Upvc double glazing and gas central heating throughout and has the property has been rented the certificates for gas and electricity are current and up to date.

The rear garden is approximately 100' in length with a paved patio/seating area space for outdoor dining/entertaining. Steps up to mostly lawned area with further steps to timber decked area at end of garden with timber shed/summerhouse. Side access to front garden that is paved. Parking is provided on the street and due to the vicinity of the railway station permit parking is provided at we are informed £15 per annum.

The property is offered with no onward chain.

Lounge:

12' 0" x 10' 5" (3.66m x 3.17m)

Dining Area:

13' 9" x 9' 0" (4.19m x 2.74m)

Kitchen:

9' 4" x 6' 9" (2.84m x 2.06m)

Shower Room/WC:

5' 9" x 3' 7" (1.75m x 1.09m)

Bedroom:

11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom:

10' 10" x 8' 3" (3.30m x 2.51m)

Council Tax:

Band C £1,813.92 per annum (Before discounts, if applicable)(2024/2025)

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

