



Brice Way Corringham SS17 7RJ

- Three Good Size Bedrooms
- Gas Central Heating
- Double Glazed
- Ground Floor WC
- Spacious Lounge 15'4 x 13'5
- Fitted Kitchen 11'4 x 9'
- Family Bathroom/WC
- Off Road Parking
- Conservatory
- Single Garage



Ideal First Time Purchase- Located in a convenient area for Corringham town centre is this spacious three bedroom end of terrace house with garage via driveway which could easily be converted to living accommodation subject to local authority approval. The property Offers good sized accommodation and is an ideal first time purchase or investment opportunity. Features include: Upvc double glazing, gas central heating, ground floor Wc, lounge 15'4 x 13'5, conservatory 11'8 x 8'6, modern re-fitted fitted kitchen 11'4 x 9', modern bathroom/Wc, single garage and off road parking. Viewing advised.

£325,000 Freehold

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Entrance:

Via double glazed door to side aspect.

Hallway:

Carpeted stairs to first floor. Two storage cupboards. Radiator. Laminate flooring.

Ground Floor WC:

Low level WC. Wash hand basin with mixer tap with cupboard below. Tiled splash backs.

Lounge:

15' 4" x 13' 5" (4.67m x 4.09m) Coving to smooth plastered ceiling with inset spotlights. Radiator. Storage cupboard. Wood effect laminated flooring. Patio doors to conservatory.

Conservatory:

11' 8" x 8' 6" (3.56m x 2.59m) Upvc Double glazed windows to three aspects with matching Upvc double french doors to rear aspect. Radiator. Wood effect laminate flooring.

Kitchen:

11' 4" x 9' 0" (3.45m x 2.74m) Double glazed window to front aspect. Smooth plastered ceiling with inset spotlights. Eye and base level units. One and a half stainless steel sink and drainer unit with mixer tap. Rolled edge worktops with tiled splash backs. Space for appliances and plumbing for dishwasher and washing machine. Electric hob with extractor above. Mid height electric oven. Wood effect laminate flooring.

Landing:

Storage cupboards. Fitted carpet.

Bedroom One:

12' 11" x 8' 5" (3.94m x 2.57m) Double glazed window to rear aspect. Smooth plastered ceiling with inset spotlights. Fitted wardrobes with sliding mirror door. Radiator. Fitted carpet.

Bedroom Two:

13' 9" x 8' 9" (4.19m x 2.67m)(Narrowing to 11'7). Double glazed window to rear aspect. Radiator. Fitted carpet.

Bedroom Three:

9' 8" x 6' 3" (2.95m x 1.91m) Double glazed window to rear aspect. Radiator. Fitted carpet

Family Bathroom:

6' 3" x 5' 10" (1.91m x 1.78m) Obscured double glazed window to rear aspect. Panelled bath with shower and glass shower screen. Low level WC with mirror cupboard above. Wash hand basin with cupboard above underneath. Fully tiled walls and tiled floor.

Rear Garden:

Part paved patio area with raised seating area. Remainder laid to lawn with flower and shrub borders. Pedestrian rear access. Timber shed to remain.

Front Garden:

Block paved providing off road parking.

Garage:

Up and over door as well as separate single sided access to garage. The garage also offers the possibility of converting to living accommodation, subject to local authority approval, with access from the entrance hall as have others in the road have already done. The garage also has power and light connected.

Council Tax:

Thurrock Council

Band C £1,542.32 per annum (Before discounts, if applicable)

Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

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STPP equal to subject to planning permission.