



## Vincent Close Corringham SS17 7QL

- Double Glazed
- Gas Central Heating
- Three Double Bedrooms
- Spacious Lounge
- Modern Bathroom/WC
- Modern Fitted Kitchen/Diner
- Separate Study
- Un-Overlooked Rear Garden
- Off Road Parking For Three Vehicles
- Quiet Cul-De-Sac Location



\* Guide Price £425,000 to £450,000 \* Connollys are delighted to offer this attractive and spacious extended three bedroom semi detached bungalow to the market. The property is much improved and immaculately presented throughout by the current Vendor and is situated in a sought after quiet cul-de-sac location that is approximately quarter of a mile from Corringham town centre and it's amenities. The property offers Spacious lounge, fitted kitchen/diner, three good size bedrooms, study, and modern bathroom/wc, and with a 48'x30' unoverlooked rear garden and off road parking for three vehicles to the exterior. Early viewing advised to avoid disappointment.

# O.I.E.O £425,000

**"To view the full sales particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Entrance:

Via hardwood door with lead lite stained glass feature to:

## Entrance Hall:

Smooth plastered ceiling. Picture rail. Double radiator. Quality Karndean flooring. Open aspect to inner hall. Doors to bathroom/WC and bedrooms.

## Bedroom One:

11' 7" x 13' 6" (3.53m x 4.11m) Upvc double glazed bay window to front. Smooth plastered ceiling. Picture rail. Cast iron fireplace. Radiator. Low level cupboard housing electric meter. Radiator. Fitted carpet.

## Bedroom Two:

10' 0" x 10' 11" (3.05m x 3.33m) Upvc wood grain double glazed window to front. Smooth plastered ceiling. Radiator. Quality Karndean flooring.

## Bedroom Three:

11' 2" x 7' 3" (3.40m x 2.21m) Upvc wood grain double glazed window to flank. Smooth plastered ceiling. Radiator. Fitted carpet.

## Bathroom/WC:

Double glazed velux skylight window. Smooth plastered ceiling with extractor fan. Modern white suite comprises panelled bath with mains shower and shower screen, wash hand basin set in cupboard below and low level WC. Fully tiled to bath/shower area, remainder of wall tiled to half height in matching ceramics. Heated towel rail/radiator. Vinyl floor.

## Inner Hall:

Smooth plastered ceiling. Radiator. Quality Karndean flooring. Open aspects to kitchen/diner. Door giving access to:

## Loft Room:

19' 3" x 10' 5" (5.87m x 3.17m) Double glazed velux style window to front. Radiator. Three eaves storage cupboards. Fitted carpet.

## Kitchen/Diner:

18' 6" x 10' 6" (5.64m x 3.20m) Upvc wood grain double glazed window to rear. Smooth plastered ceiling with inset spotlights. Fitted in a range of modern freestanding cupboards and drawers with solid birchwood work tops to three aspects and lay on stainless steel double bowl sink unit with monobloc mixer taps. Unit housing stainless steel electric oven and gas hob with stainless steel work surface and stainless steel chimney extractor over. Further unit housing integrated dishwasher. Appliance space for fridge/freezer and space and plumbing for washing machine. Two wall mounted cupboards. Wall mounted boiler serving central heating and domestic hot water. Feature London Stock Brick wall. Radiator. Quality Karndean flooring. Double glazed door to rear garden. Door to lounge and to:

### Study:

7' 2" x 9' 6" (2.18m x 2.90m) No natural light. Smooth plastered ceiling. Vinyl flooring.

### Lounge:

18' 6" x 10' 6" (5.64m x 3.20m) Upvc wood grain double glazed french doors with matching full height french doors to rear. Smooth plastered ceiling. Feature London Stock Brick wall. Feature ornate bookcase with brick surround. Radiator. Fitted carpet.

### Rear Garden:

Approximately 48' x 30' and being un-overlooked to rear. The garden is commenced by paved patio area with retaining dwarf brick wall. The remainder of the garden is mostly laid to lawn with flower and shrub beds with mature Silver Birch, Laburnum, two Acer's and a Cherry Blossom trees. Timber shed. Summerhouse 11'9 x 8'11 ideal for a garden office though currently needs power and light connected and with double glazed window and french doors. Fenced boundaries. Side pedestrian access to:

### Front Garden:

Blocked paved providing off road parking for three vehicles.

### Council Tax:

Thurrock Council:

Band D £1,735.11 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.

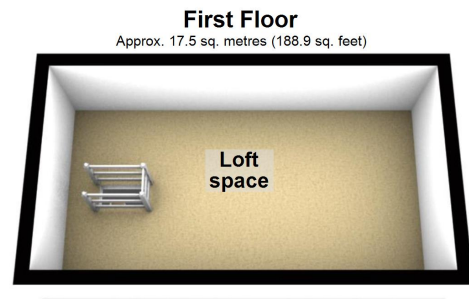
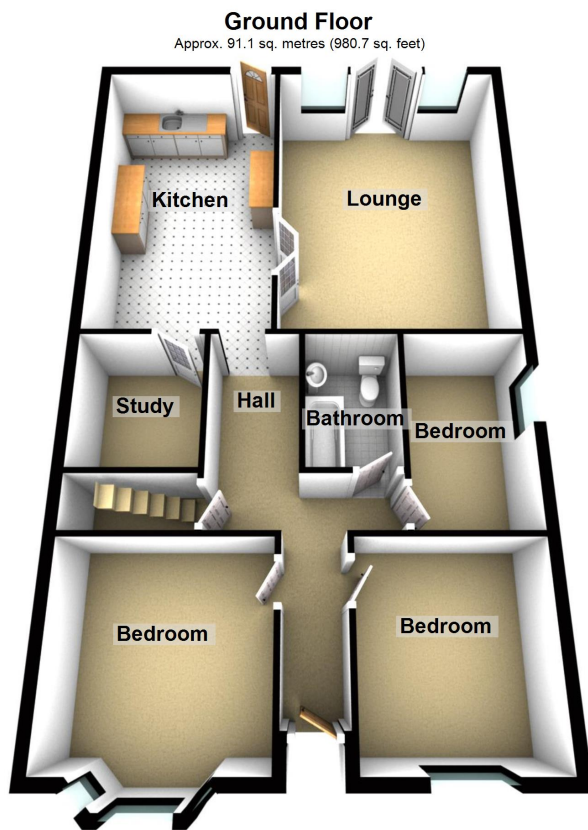
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.





Total area: approx. 108.7 sq. metres (1169.6 sq. feet)

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