



Martins Close Stanford-Le-Hope SS17 8AB

- Four/Five Bedrooms
- Double Glazed
- Gas Central Heating
- Ground Floor Wash Room/WC
- Lounge/Diner 17'9 x 16'7
- Fitted Kitchen
- Ground Floor Bedroom
- Bathroom/WC
- Off Steet Parking
- No Onward Chain



NO ONWARD CHAIN - This four/five bedroom semi-detached house is situated within the sought after avenues location within the homesteads area, also benefits ground floor wetroom/wc and is offered with no onward chain. Early viewing is highly recommended to appreciate whats on offer.

O.I.E.O £410,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

Entrance:

Upvc Double glazed door to front.

Hallway:

Textured ceiling. Radiator. Tiled floor. Door to:

Wetroom/Washroom:

6' 9" x 5' 7" (2.06m x 1.70m) Mains supplied shower, wash hand basin with mixer tap. Closeomat toilet. Tiled walls.

Kitchen:

11' 6" x 7' 0" (3.51m x 2.13m) Double glazed door to side. Wall and base units, rolled edge work tops, one and a half bowl sink drainer unit with mixer tap. Extractor unit. Tiled splash back. Space for appliances. Tiled flooring.

Lean To:

15' 3" x 4' 4" (4.65m x 1.32m) French door to front and rear. Plumbing for washing machine.

Bedroom Five:

15' 0" x 7' 5" (4.57m x 2.26m) Double glazed window to front aspect. Coving to textured ceiling. Radiator.

Lounge:

17' 9" x 16' 7" (5.41m x 5.05m) (Reducing to 13' 0" x 10' 5" (3.96m x 3.17m)). Double glazed french door to rear and sliding door to rear. Coving to textured ceiling. Stairs to first floor. Two radiators.

Landing:

Textured ceiling. Access to loft space. Storage cupboard.

Bedroom One:

12' 10" x 9' 11" (3.91m x 3.02m) Double glazed window to rear. Textured ceiling. Radiator.

Bedroom Two:

10' 0" x 8' 11" (3.05m x 2.72m) Double glazed window to front. Textured ceiling. Radiator.

Bedroom Three:

12' 11" x 7' 6" (3.94m x 2.29m) Double glazed window to rear. Textured ceiling. Storage cupboard. Radiator.

Bedroom Four:

10' 3" x 7' 5" (3.12m x 2.26m) Double glazed window to front. Radiator.

Bathroom:

5' 8" x 5' 5" (1.73m x 1.65m) Obscured double glazed window to side. Double shower cubicle. Pedestal wash hand basin. Low level WC. Tiled walls.

Rear Garden:

Approx 35' rear garden with decking patio area. Remainder laid to lawn with shrub borders.

Front Garden:

Providing off road parking.

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.

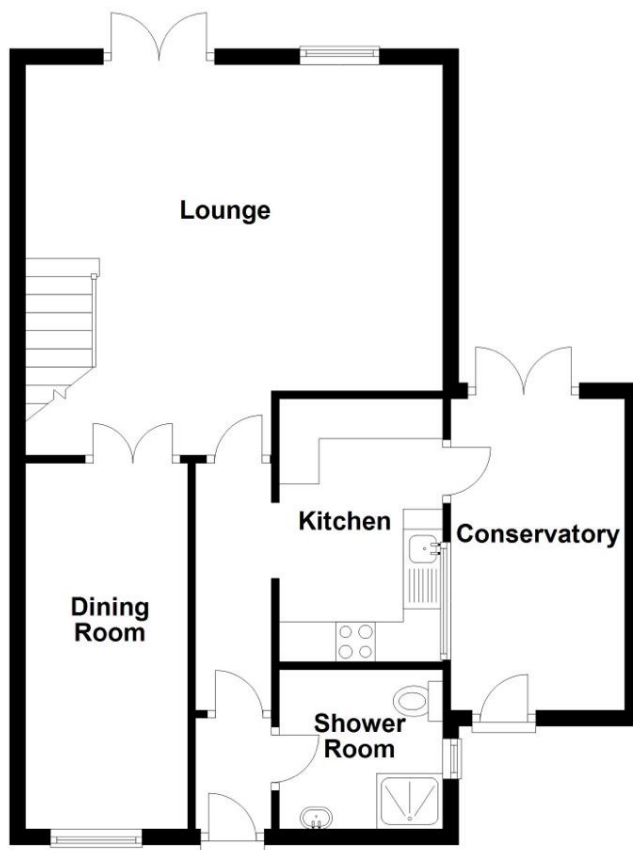
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.

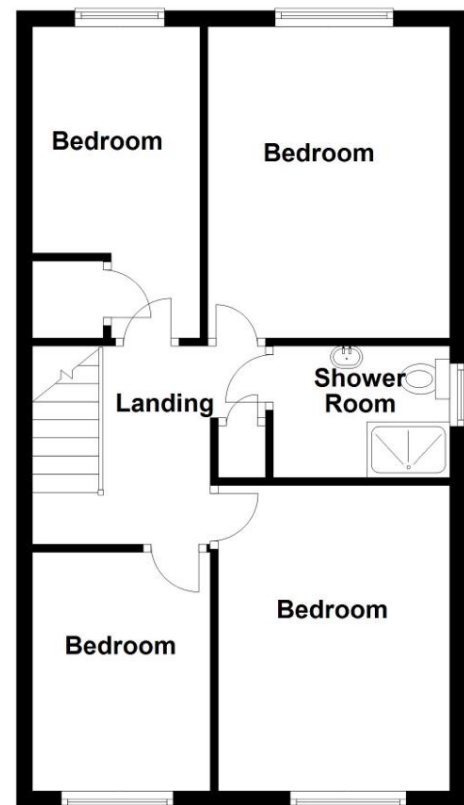
Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD
Plan produced using PlanUp.