



## Allistonway Corringham SS17 7HY

- Gas Central Heating
- Upvc Double Glazed
- Two Spacious Double Bedrooms
- Lounge 14'9 x 11'2
- 14' Fitted Kitchen
- Garden Room 13'6 x 7'4
- Large Bathroom/WC With Separate Shower
- L-Shaped Rear Garden
- Garage Via Own Drive
- Close To Corringham Town Centre



This much extended and spacious two bedroom semi detached bungalow with garage via own drive and generous off road parking is situated in a popular location close to Corringham town centre and local bus routes and is an ideal property looking for the retiree. The property benefits from Upvc double glazing and gas central heating and the accommodation comprises walk through entrance porch, entrance hall, two spacious double bedrooms, large bathroom, 11'8 x 10'6, with separate shower and utility area, fitted kitchen, and good sized lounge which opens to garden room. The exterior offers a pleasant patio and lawned rear garden and early viewing is recommended.

# £350,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Entrance:

Via UPVC double glazed door to:

## Entrance Porch:

17'4 in length Walk through porch area with obscure UPVC double glazed window to flank. Panelled ceiling with inset spotlights. Ceramic tiled floor. Doors to rear garden, garage and Kentucky styled door to:

## Entrance Hall:

Textured ceiling. Access to loft space which houses boiler serving central heating and domestic hot water systems. Radiator. Fitted carpet. Doors to rooms.

## Large Bathroom/Wc

11' 8" x 10' 6" (3.56m x 3.20m) max Upvc double glazed window to front. White suite comprises walk in double width shower enclosure with drying area and shower unit with drench shower, hand held shower and body jets. Panelled bath with mixer tap and shower. Pedestal wash hand basin and Low level wc. Fully tiled walls in modern ceramics with tiled dado feature. Radiator. Vinyl flooring. NB. There is ample space for for a utility area with plumbing in place for a washing machine..

## Bedroom One:

15' 1" x 10' 10" (4.60m x 3.30m) Upvc double glazed window to front. Textured ceiling. Range of full height mirror fronted fitted wardrobes to one aspect. Radiator. Fitted carpet.

## Bedroom Two:

15' 0" x 7' 9" (4.57m x 2.36m) Upvc double glazed window to front. Textured ceiling. Built in cupboard. Radiator. Fitted carpet.

## Kitchen:

14' 0" x 6' 10" (4.27m x 2.08m) Textured ceiling. Fitted in a range of base level units to two aspects with rolled edge worksurfaces over and inset single drainer sink unit with mixer taps. Matching range of wall mounted and full height units with tiling between units. Integrated mid height electric oven and separate ceramic hob. Space for fridge/freezer.. Fully tiled walls. Vinyl flooring. Open aspect to:

## Lounge:

14' 9" x 11' 2" (4.50m x 3.40m) Upvc double glazed window to flank. Upvc double glazed window to rear. Coving to textured ceiling. Radiator. Fitted carpet. Sliding Upvc double glazed patio doors to:

## Garden Room:

13' 6" x 7' 4" (4.11m x 2.24m) UPVC double glazed windows to sides and rear with Upvc double doors opening out to rear garden patio. Polycarbonate roof. Feature panelled radiator. Ceramic tiled floor.

### Rear Garden:

The garden is L shaped and to the rear is commenced by a paved patio area with flower and shrub borders. The garden extends to the flank of the property where there is also a lawned area paved walkway and flower and shrub borders.. Outside tap. Two timber sheds. Fenced boundaries. Door to rear of entrance porch..

### Front Garden:

Block paved area providing generous off road parking with independent driveway to:

### Garage:

Up and over door. Power and light connected.

### Council Tax:

Thurrock Council

Band C £1,813.92 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.

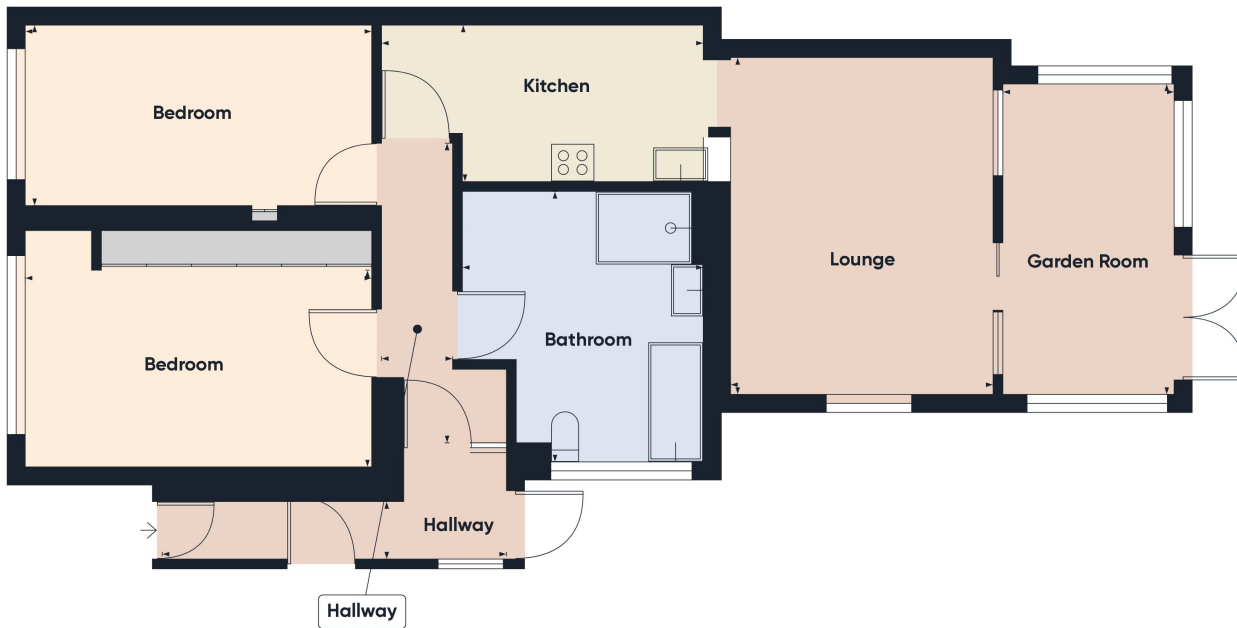
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from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



Approximate total area<sup>(1)</sup>

905.91 ft<sup>2</sup>  
84.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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