



## Pelham Place Stanford-le-Hope SS17 8EQ

- Gas Central Heating
- Upvc Double Glazed
- Lounge 15'4 x 13'11
- Sitting/Dining Room 14' x 9'4
- Fitted Kitchen
- Integrated Kitchen Appliances
- Fully Tiled Bathroom
- 40' Rear Garden approx.
- Garage in Block
- No Onward Chain



We are pleased to offer to the market this three bedroom staggered terrace house which has been extended to rear to offer two receptions and a kitchen to the ground floor. The property is situated in a cul de sac in a popular residential location within the ever popular "Homesteads". The property is additionally offered with the advantage of no onward chain and an early appointment to view is recommended.

# £340,000 Freehold

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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			

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The property has a Upvc doubled glazed entrance porch which opens to an open plan lounge which in turn leads to a sitting room with laminate wood flooring running through both rooms. The fitted kitchen to the rear of the property has oak effect base, wall mounted and full height cupboards with contrasting rolled edge work surfaces and integrated mid height double oven/grill, gas hob and stainless steel chimney extractor with ceramic tiled walls and flooring.

There are three first floor bedrooms with fitted wardrobes to the master bedroom. The bathroom has a modern white suite with panelled bath with mixer bar shower, pedestal wash hand basin and low level wc. The property has Upvc double glazing throughout and has a combi boiler located in the kitchen serving the central heating and hot water systems.

The rear garden is approximately 40' in length and is mostly paved with fenced boundaries. The front garden is mostly shingled with a retaining wall. Garage in block close by

### **Entrance Porch:**

Upvc double glazed

### **Lounge:**

15' 4" x 13' 11" (4.67m x 4.24m)

### **Sitting/Dining Room:**

14' 0" x 9' 4" (4.27m x 2.84m)

### **Fitted Kitchen:**

12' 2" x 8' 1" (3.71m x 2.46m)

### **Landing:**

### **Bedroom One:**

13' 6" x 8' 0" (4.11m x 2.44m)

### **Bedroom Two:**

11' 3" x 7' 9" (3.43m x 2.36m)

### **Bedroom Three:**

8' 3" x 6' 2" (2.51m x 1.88m)

### **Bathroom:**

8' 4" x 5' 8" (2.54m x 1.73m)

### **Rear Garden:**

40' (12.19m ) approx.

### **Front Garden:**

### **Garage:**

In block close by

### **Council Tax**

Thurrock

Band C (£1813.92 per annum)

### **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.

