



## Larkswood Road SS17 9DF

- THREE BEDROOMS
- END TERRACED HOUSE
- ENTRANCE PORCH
- KITCHEN DINER
- FIRST FLOOR BATHROOM
- GARAGE
- LOUNGE 17'6 X 15'8
- CORNER POSITION
- SIDE ACCESS
- GAS CENTRAL HEATING



We are pleased to offer to the market this spacious three bedroom end of terraced house in a corner position that is situated close to local shops and schools in a popular Old Corringham location. The property offers potential for side extension, is offered with no onward chain and an 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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

We are pleased to offer to the market this spacious three bedroom end of terraced house in a corner position that is situated close to local shops and schools in a popular Old Corringham location. The property offers potential for side extension, is offered with no onward chain and an early viewing is recommended.

The property benefits from gas central heating and Upvc double glazing and features an entrance porch which opens to a nice sized open plan lounge with door leading to fitted kitchen diner and kitchen/diner which offers a range of medium oak fitted base and wall mounted units with integrated oven, hob and extractor, with french doors from dining area to rear garden. To the first floor there is a landing with access to three good sized bedrooms and bathroom with white suite comprising panelled bath with mixer tap and shower, pedestal wash hand basin and low level wc.

To the exterior the rear garden has a patio and lawn and is bordered by fencing and brick walls. The property additionally has a side access offering potential for extension, subject to planning permission being granted.

Additionally the property benefits a garage in block.

### **Lounge:**

17' 6" x 15' 8" (5.33m x 4.78m)

### **Kitchen/Diner:**

15' 8" x 9' 10" (4.78m x 3.00m)

### **Landing:**

### **Bedroom One:**

13' 9" x 9' 9" (4.19m x 2.97m)

### **Bedroom Two:**

13' 7" x 7' 6" (4.14m x 2.29m)

### **Family Bathroom/WC:**

6' 5" x 5' 5" (1.96m x 1.65m)

### **Bedroom Three:**

10' 5" x 7' 9" (3.17m x 2.36m)

### **Front Garden:**

### **Rear Garden:**

### **Garage:**

Located in a block close by with pedestrian access from rear garden.

### **Council Tax:**

Thurrock Council

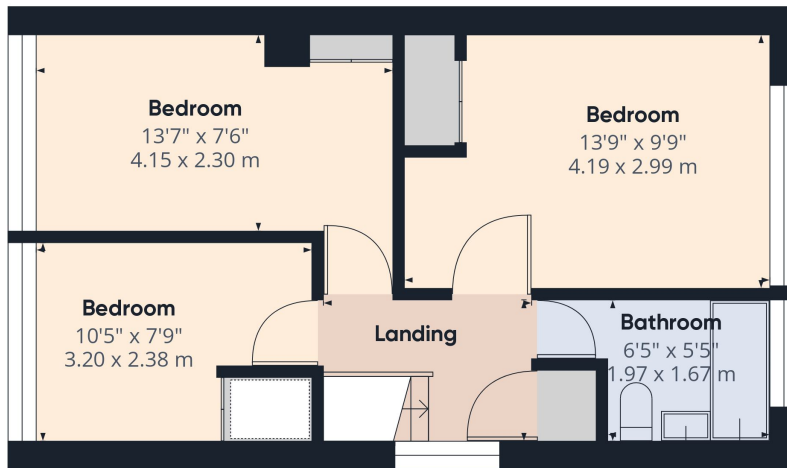
Band C £1,813.92 per annum (Before discounts, if applicable)(2024/2025)

### **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.



Floor 0



Floor 1

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

844.53 ft<sup>2</sup>

78.46 m<sup>2</sup>

**Reduced headroom**

13.06 ft<sup>2</sup>

1.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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