



Clarence Road Corringham SS17 9BL

- Three Goodsize Bedrooms
- Double Glazing
- Gas Central Heating
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Ground Floor Shower Room
- En-Suite
- Approx 60' Rear Garden
- Detached Garage
- Off Street Parking for Several Vehicles



****EXTENDED** **GOOD-SIZED PLOT** **DETACHED GARAGE****

Situated in a sought after location is this extended three bedroom semi-detached family home, benefitting spacious lounge and separate dining room, fully fitted kitchen, conservatory to rear for those summer evenings. To the first floor there are three good-sized bedrooms with the main bedroom benefitting from en-suite shower room. Other benefits include family bathroom, double glazing, gas central heating, detached garage offering off street parking for several vehicles and approx 60' rear garden.

£425,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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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Front

Gated front giving off street parking with access to garage.

Entrance

Double glazed UPVC door leading in to entrance hall

Entrance Hall

Double glazed window to side, coved ceiling, Radiator, stairs to first floor, storage cupboard with radiator.

Ground Floor Shower Room

Shower cubical, wash hand basin with vanity unit, enclosed w.c., heated towel rail, tiled walls and flooring.

Lounge

29' 8" x 11' 5" (9.04m x 3.48m) Double glazed window to front, Double glazed french doors to rear, coved ceiling, two radiators, dado rail and storage cupboard.

Dining Room

12' 3" x 11' 12" (3.73m x 3.66m) Double glazed french doors to rear garden, coved ceiling, dado rail, Radiator and UPVC door to side.

Kitchen

10' 4" x 10' 2" (3.15m x 3.10m) Double glazed window to side, coved ceiling, range of wall and base units with work surfaces, one and half bowl sink unit with mixer tap, space for appliances, cooker with extractor hood over and storage cabinet.

Conservatory

10' 10" x 7' 2" (3.30m x 2.18m) Double glazed windows to both aspects and patio doors to rear garden.

Landing

Double glazed window to rear, access to loft and doors to:

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m) Double glazed window to front, coved ceiling, wardrobes up and over bed recess and storage cupboard.

En-Suite

10' 4" x 4' 1" (3.15m x 1.24m) 0' 0" x 0' 0" (0.00m x 0.00m) Double glazed window to rear, shower cubical, low level w.c., pedestal wash hand basin, radiator and tiled walls.

Bedroom Two

11' 11" x 8' 2" (3.63m x 2.49m) Double glazed window to rear, coved ceiling and fitted wardrobe.

Bedroom Three

8' 9" x 8' 0" (2.67m x 2.44m) Double glazed window to front, radiator and coved ceiling.

Rear Garden

60' 0" (18.29m) Rear garden is approximately 60'0 paved patio area and remainder laid to lawn.

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.

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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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1177.68 ft²
109.41 m²

(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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