



Stratford Gardens Stanford-le-Hope SS17 7AU

- Two Double Bedrooms
- Double Glazed
- Gas Central Heating
- Fitted Kitchen/Diner
- Lounge
- Ground Floor Wc
- Bathroom/Wc
- 65' Rear Garden
- No Onward Chain
- Parking to Front of Property



We are pleased to offer For Sale this spacious two bedroom mid terraced house which occupies a good size plot and is offered with the advantage of no onward chain. The property is located close to bus stops and conveniently for local schools and would make a ideal first time purchase or investment buy.

Offers Over £300,000 Freehold

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

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The accommodation comprises entrance hall with stairs to first floor and door to good size lounge with feature fireplace, Spacious kitchen fitted in a range of oak effect base and wall mounted units with gas cooker to remain and inner hall to newly installed ground floor wc to the ground floor and with second entrance door to front garden. There are two spacious bedrooms and tiled bathroom/wc with shower over bath to the first floor.

The property is Upvc double glazed and has gas central heating via radiators with recently installed boiler and benefits a 65' approx sunny southerly aspect rear garden which is mostly laid to lawn and has it's own private access walkway to rear leading into Abbots Drive for easier access to schools and bus stops, with further lawned front garden.

Offered with no onward chain an early appointment to view is recommended.

Entrance Porch:

Upvc double glazed.

Entrance Hall:

Lounge:

13' 8" x 11' 5" (4.17m x 3.48m)

Fitted Kitchen:

12' 4" x 9' 7" (3.76m x 2.92m)

Inner Hall:

Ground Floor W/C:

Landing:

Bedroom One:

13' 7" x 9' 5" (4.14m x 2.87m)

Bedroom Two:

9' 8" x 9' 6" (2.95m x 2.90m)

Bathroom/WC:

Rear Garden:

Approx 65' in length. With private access to rear leading to Abbots Drive.

Front Garden:

Parking:

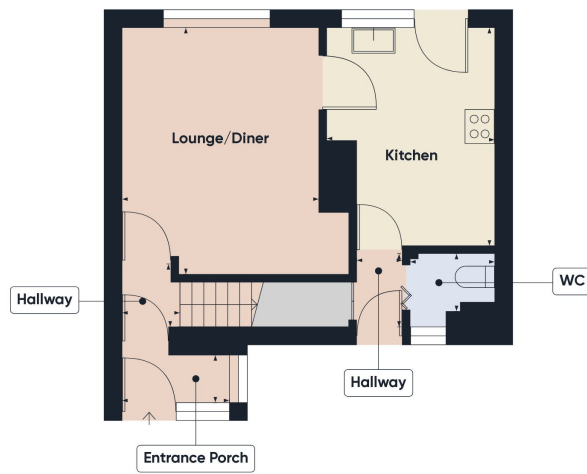
There is a public parking area to front.

Council Tax:

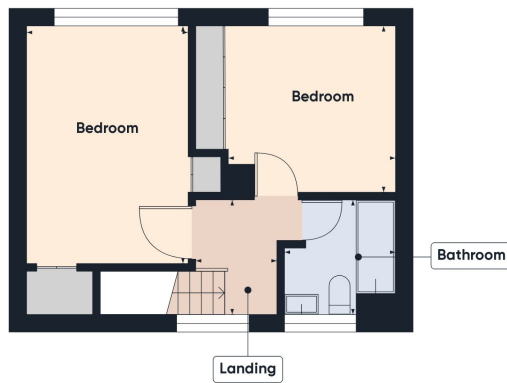
Band B £1,587.18 per annum (Before discounts, if applicable)

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⁽¹⁾

690.35 ft²

64.14 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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