



Canon Close Stanford-le-Hope SS17 7ED

- Gas Central Heating
- Upvc Double Glazed
- Two Good Size Bedrooms
- Lounge
- Double Glazed Conservatory
- Fitted Kitchen
- Shower Room/Wc
- 35' Rear Garden
- Garage and Driveway
- Off Road Parking



****No Onward Chain**** for this charming two bedroom semi detached bungalow which is situated in a pleasant cul de sac in a popular residential area off of Monks Haven yet within easy reach of Corringham town centre and its many amenities. The bungalow benefits a double glazed conservatory/sun room and has immense potential for loft conversion which many similar properties in the area have already carried out or would could make the ideal retirement property.

£325,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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 offers Upvc double glazed windows throughout and gas central heating with radiators with a combi boiler located in the kitchen. The accommodation on offer is entrance hall with doors to all rooms. The lounge at the rear of the property opens up to a upvc double glazed conservatory/sun room with access to the rear garden. The kitchen is fitted in a range of cream colour units with integrated Smeg oven and hob with extractor and modern metro tiling to the walls. The two bedrooms are of a good size with built in cupboard to main bedroom and the floor plan is completed by a shower room with modern white suite with oversize shower cubicle, pedestal wash hand basin and low level wc.

The 35' rear garden is commenced by a large paved patio area with artificial lawned area and access door to garage. The front garden is block paved proving off road parking with wide driveway to detached garage.

Entrance Hall:

Shower Room/Wc

Bedroom One:

12' 4" x 9' 4" (3.76m x 2.84m)

Bedroom Two:

8' 11" x 7' 5" (2.72m x 2.26m)

Kitchen:

11' 4" x 6' 2" (3.45m x 1.88m)

Lounge:

14' 3" x 11' 0" (4.34m x 3.35m)

Double Glazed Conservatory:

15' 5" x 7' 6" (4.70m x 2.29m)

Rear Garden

Approx. 35' (10.67m) in length

Front Garden:

Block paved for off road parking.

Garage:

Approx. 19' 0" x 9' 0" (5.79m x 2.74m)

Council Tax:

Thurrock Council

Band C £1,813.92 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.

