



Canon Close Stanford-le-Hope SS17 7ED

- Gas Central Heating
- Double Glazed
- Two Bedrooms
- Conservatory
- Off Road Parking
- Garage
- Approx 30' Rear Garden
- Sought After Location
- Cul-De-Sac Location
- No Onward Chain



NO ONWARD CHAIN - This two bedroom semi-detached bungalow is situated in a sought after location, within walking distance to Corringham town centre. The property benefits gas central heating, double glazing, two bedrooms, lounge/diner, kitchen, bathroom/WC and conservatory. To the exterior the property additionally benefits from a lawned 30' rear garden whilst the front provides off road parking with access to garage. An early viewing is advised.

£325,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Entrance:

Via upvc double glazed lead lite door to:

Entrance Porch:

Upvc double glazed lead lite windows to front and side. Smooth plastered ceiling with inset spotlights. Wood effect vinyl flooring. Upvc double glazed door to:

Entrance Hall:

Coving to ceiling. Access to loft space. Built in cupboard housing electric metre. Radiator. Fitted carpet. Doors to rooms.

Lounge/Diner:

22' 3" x 10' 5" (6.78m x 3.17m) (Max). Upvc double glazed window to front. Coving to ceiling. Feature york stone fireplace with fitted electric fire and york stone hearth. Two radiators. Fitted carpet. Sliding upvc double glazed patio doors to rear conservatory.

Kitchen:

8' 9" x 6' 10" (2.67m x 2.08m) Upvc double glazed lead lite window to side. Fitted range of oak effect base and wall mounted units to two aspects with work surfaces and inset stainless steel single drainer sink unit. Appliance space. Fully tiled walls. Built in cupboard housing boiler serving central heating and domestic hot water systems. Vinyl flooring.

Bedroom One:

11' 6" x 9' 11" (3.51m x 3.02m) Upvc double glazed lead lite window to rear. Coving to ceiling. Built in cupboard. Radiator. Fitted carpet.

Bedroom Two:

11' 6" x 9' 11" (3.51m x 3.02m) Upvc double glazed lead lite window to rear. Coving to ceiling. Radiator. Fitted carpet.

Shower Room/WC:

Obscured Upvc double glazed windows to side. White suite comprises shower cubicle with fitted mira shower, wash hand basin set on cupboard below and low level WC. Fully tiled walls. Heated towel rail. Wood effect vinyl flooring.

Conservatory/Sunroom:

13' 4" x 6' 6" (4.06m x 1.98m). Upvc double glazed windows to rear and side with matching Upvc double glazed french doors to side. Polycarbonate roof. Radiator. Wood effect vinyl flooring.

Rear Garden:

Approx 30'. Small paved area from conservatory with personal door giving access to side of property. Remainder mostly laid to lawn with flower and shrub borders.

Front Garden:

Lawned with pivot hedge. Remainder block paved providing off road parking. Drive way to garage.

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.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.



Approximate total area⁽¹⁾
735.65 ft²

(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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