



## Bracelet Close Stanford-le-Hope SS17 7JX

- Modern Fitted Kitchen with Integrated Appliances
- Lounge 15'111 x 9'10
- Upvc Double Glazed
- Gas Central Heating with Combi Boiler (1 year old)
- Utility Room 7'9 x 5'4
- Three Good Size Bedrooms
- Modern Fitted Wardrobes
- Rear garden
- Modern Bathroom with Feature Spa Bath
- Close to Corringham Town Centre & Its Amenities



This modern and well presented three bedroom house is situated within easy access to Corringham town centre with its abundance of shops and amenities and is conveniently located for schools and bus stops. The property is ideal for a first time buyer or investor, with properties similar to this being used as student accommodation due to the closeness of Performers College.

# £325,000 Freehold

**"To view the full sales particulars,  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(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 accommodation on offer is spacious and well planned and comprises entrance porch, with door to utility room with fitted units and appliance space, and open aspect to entrance hall with built in cupboard and access to ground floor wc. with white suite. The entrance hall also access the modern fitted kitchen with dining area and a range of modern hi gloss base level units with matching wall units units with contrasting work surfaces and sink unit with mixer tap, and with centre peninsula unit housing Zanussi electric double oven and electric hob with chimney extractor over. the lounge is a good size and the whole ground floor is tiled in quality ceramics.

To the first floor there are three good size bedrooms all with modern fitted wardrobes and bathroom white suite comprising spa bath with shower over and shower screen, vanity wash hand basin and low level wc. Fully tiled walls and heated towel rail.

The property benefits from white Upvc double glazed windows and doors and gas central heating with newly fitted combi boiler.

The rear garden is stepped with paved patio seating area with steps to lawned area with shed to remain. The front garden is paved with fence boundary and there is a parking area to the front of the property.

### **Entrance Hall:**

### **Lounge:**

15' 11" x 9' 4" (4.85m x 2.84m)

### **Kitchen/diner:**

17' 8" x 9' 4" (5.38m x 2.84m) Modern fitted units and integrated appliances.

### **Utility Room:**

7' 9" x 5' 4" (2.36m x 1.63m) with fitted units and appliance space.

### **Ground Floor Wc**

### **Bedroom One:**

with modern fitted wardrobes.

### **Bedroom Two:**

9' 10" x 9' 5" (3.00m x 2.87m) with modern fitted wardrobes.

### **Bedroom Three:**

9' 4" x 6' 9" (2.84m x 2.06m) with modern fitted wardrobes.

### **Bathroom/Wc**

with feature spa bath with shower over..

### **Rear Garden:**

Patio area and lawn

### **Front Garden:**

### **Council Tax:**

Thurrock Council

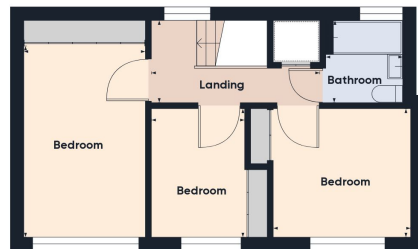
Band C (£1813.92 per annum before any discount if applicable)

### **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<sup>(1)</sup>**

890.5 ft<sup>2</sup>  
82.73 m<sup>2</sup>

**Reduced headroom**

14.29 ft<sup>2</sup>  
1.33 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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