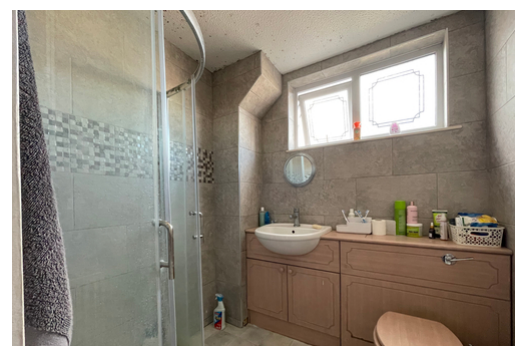




Berkley Hill Stanford-le-Hope SS17 7TR

- Gas Central Heating
- Woodgrain Upvc Double GLazed
- Lounge 15'8 x 14'6
- Kitchen/Diner 15'2 x 9'6
- Ground Floor WC
- Three Good Size Bedrooms
- Shower Room
- 25' Unoverlooked Rear Garden
- Garage
- Off Road Parking



Connollys are pleased to offer to the market this three bedroom terraced house, located close to Corringham town centre and its amenities. The property offers spacious well planned accommodation and benefits Garage via own drive. The property offers an ideal opportunity to get on to the housing ladder and is offered with no onward chain.

£280,000 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			
(92-100)	A		84
(81-91)	B		
(69-80)	C	74	
(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			

Entrance:

Via Upvc double glazed door to:

Entrance Porch:

Coving to textured ceiling. Fitted Carpet. Glazed door to:

Entrance Hall:

Coving to textured ceiling. Radiator. Built in storage cupboard. Laminate Wood Flooring. Carpeted stairs to first floor landing. Doors to lounge, kitchen and to:

Ground Floor WC:

Coving to textured ceiling. White suite comprises low flush WC and wash hand basin. Radiator. Fitted carpet.

Lounge:

15' 8" x 14' 6" (4.78m x 4.42m) Upvc double glazed patio doors to rear garden. Coving to textured ceiling. Radiator. Laminate wood flooring.

Kitchen/Diner:

15' 2" x 9' 6" (4.62m x 2.90m) Upvc double glazed window to front. Coving to textured ceiling. Fitted range of base level units to 3 aspects with rolled edge work surfaces and inset Stainless Steel one and a half bowl single drainer sink unit. Matching range of eye level units to 2 aspects with pull out extractor over 4 ring hob. Further matching full height unit housing integrated mid height double oven. Integrated fridge. Space for table and chairs. Radiator. Wall mounted Vaillant boiler serving central heating and domestic hot water systems. Vinyl flooring to kitchen, fitted carpet to dining area.

Landing:

Coving to textured ceiling. Over stairs storage cupboard. Large walk in cupboard with power and light connected. Fitted carpet. Doors to bedrooms and shower room.

Bedroom One:

13' 3" x 8' 11" (4.04m x 2.72m) Upvc double glazed window to rear. Coving to textured ceiling. Fitted wardrobes to one aspect, box cupboards over double bed recess with matching bedside units with shelving. Built in cupboard/Wardrobe. Radiator. Fitted carpet.

Bedroom Two:

11' 10" x 9' 3" (3.61m x 2.82m) Upvc double glazed window to front. Textured ceiling. Fitted wardrobes to one aspect with box cupboards and matching bed side table. Built in airing cupboard. Radiator. Fitted carpet.

Bedroom Three:

10' 0" x 6' 6" (3.05m x 1.98m) Upvc double glazed window to rear. Textured ceiling. Fitted wardrobes with eye level cupboards to one aspect. Radiator. Laminate wood flooring.

Shower Room/ WC:

Obscured Upvc double glazed window to rear. Textured ceiling. Suite comprises shower cubicle with mains shower, range of fitted units with inset low flush WC and wash hand basin set in work surface. Fully tiled walls. Radiator. Vinyl flooring.

Rear Garden:

Approximately 25' in length. Block paved with fenced boundaries. Rear pedestrian access.

Front Garden:

Concreted hardstanding providing off road parking and up and over door.

Council Tax:

Thurrock Council

Band C £1,542.32 per annum (Before discounts, if applicable)