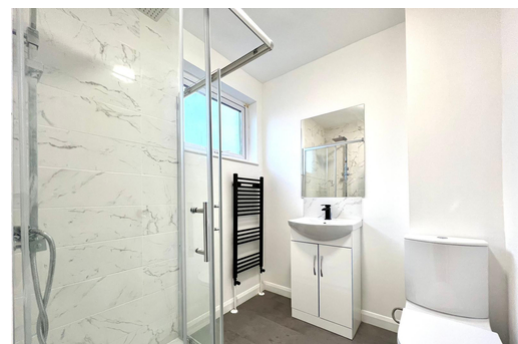




## Limeslade Close Corringham SS17 7JY

- Upvc Double Glazed
- Three Bedrooms
- Modern Fitted Kitchen/Diner
- Ground Floor Shower Room/WC
- Utility Room
- Modern Throughout
- First Floor Shower Room/WC
- Available Now



**\*AVAILABLE NOW\*** This immaculate three bedroom end of terrace family home which is situated within access of local shops and amenities. The property has recently been decorated to a high standard throughout which includes a newly fitted kitchen, new ground floor shower room and a new first floor shower room. Other benefits include double glazing, gas central heating, newly fitted flooring throughout and own rear and side garden. Be quick viewing advised.

# £1,600 PCM Freehold

**"To view the full lettings particulars,  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Entrance:

Via Upvc double glazed Kentucky style door to:

### Entrance Hall:

Obscured Upvc double glazed window to side. Smooth plastered ceiling and walls. Radiator. Newly laid laminate wood flooring. Stairs to first floor with under stairs storage area with plumbing for washing machine. Doors to rooms.

### Lounge:

16' 0" x 11' 5" max (4.88m x 3.48m) Upvc double glazed window to rear. Smooth plastered ceiling and walls. Radiator. Newly laid laminate wood flooring.

### Kitchen/Diner:

17' 8" x 9' 6" (5.38m x 2.90m) Two Upvc double glazed windows and matching Upvc double glazed door to rear. Smooth plastered ceiling and walls. Newly fitted kitchen comprises L'shaped range of base level cupboards and drawers with contrasting work surfaces and inset stainless steel single drainer sink unit with monobloc mixer tap.

### Shower Room/WC:

Obscured Upvc double glazed transom window to front. Smooth plastered ceiling and walls. Newly installed white suite comprises fully tiled shower enclosure with dual head mains shower. Vanity unit with wash hand basin and mirror. Low level WC. Vinyl flooring.

### Utility Room:

Obscured Upvc double glazed window to side. Smooth plastered ceiling and walls, with double fitted base level unit with work surface over. Newly laid laminate wood flooring.

### Landing:

Upvc double glazed window to side. Smooth plastered ceiling and walls with access to loft space. Built in cupboard with Worcester Bosch combi boiler serving central heating and domestic hot water systems. Radiator. Newly laid laminate wood flooring.

### Bedroom One:

16' 0" x 9' 1" (4.88m x 2.77m) Upvc double glazed window to rear. Smooth plastered ceiling and walls. Radiator. Newly laid laminate wood flooring.

### Bedroom Two:

10' 0" x 9' 6" (3.05m x 2.90m) Upvc double glazed window to rear. Smooth plastered ceiling and walls. Built in cupboard/wardrobe. Radiator. Newly laid laminate wood flooring.

### **Bedroom Three:**

9' 5" x 8' 5" (2.87m x 2.57m) Upvc double glazed window to rear. Smooth plastered ceiling and walls. Built in storage cupboard/wardrobe. Radiator. Newly laid laminate wood flooring.

### **Shower Room:**

Obscured Upvc double glazed window to side. Smooth plastered ceiling and walls. Newly installed white suite comprises fully tiled shower enclosure with mains dual head shower. Vanity wash hand basin with mirror. Low level WC. Heated towel rail. Vinyl flooring.

### **Rear Garden:**

Approximately 20' x 47'. The rear garden is block paved with fenced boundaries and personal gate to rear. The garden extends to the side of the property and is mostly lawned with fenced boundaries.

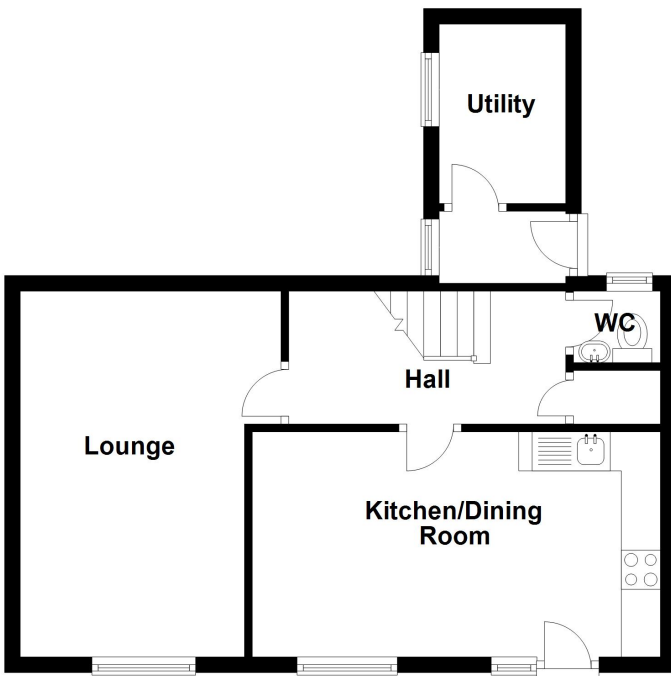
### **Council Tax:**

Thurrock Council:

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

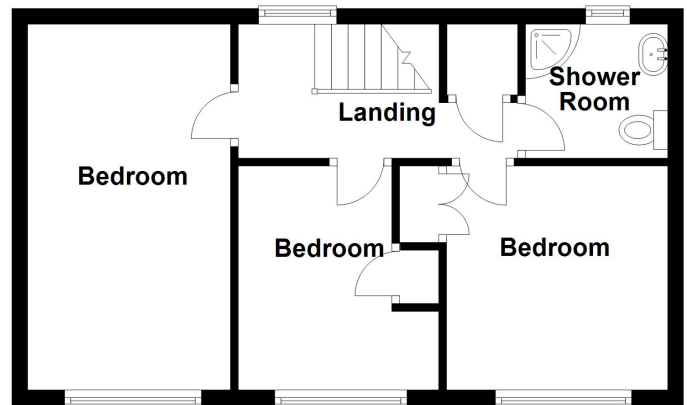
## Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



## First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 82.2 sq. metres (885.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD  
Plan produced using PlanUp.