



Pelham Place Stanford-le-Hope SS17 8EQ

- Modern Lounge 15'2 x 14'1
- Upvc Double Glazed
- Gas Central Heating
- Fitted Kitchen with Integrated Appliances
- Modern Shower Room with Walk-in Shower
- Off Road Parking to Front
- 38' Rear garden
- Three Modern Bedrooms with Fitted Furniture
- Modern Decor Throughout
- Garage



We are delighted to offer to the market this three bedroom house, which is situated in a pleasant cul-de-sac location on the popular "Homesteads" area, The property has internally undergone many improvements and amongst these it offers a recently fitted kitchen and a bathroom that is less than a year old. Connollys strongly recommend an early viewing to first time buyers and small families for this fantastic ready to move into house.

£350,000 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		88
(69-80)	C	73	
(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			

We are delighted to offer to the market this three bedroom house, which is situated in a pleasant cul-de-sac location on the popular "Homesteads" area, The property has internally undergone many improvements and amongst these it offers a recently fitted kitchen and a bathroom that is less than a year old. Connollys strongly recommend an early viewing to first time buyers and small families for this fantastic ready to move into house.

The property is entered via a feature composite door to entrance porch with door to modern open plan lounge which is tastefully decorated with illuminated staircase to first floor and door to recently fitted kitchen/Diner. This modern kitchen is fitted in an extensive range of base, wall mounted and full height distinctive matt black kitchen units with contrasting work surfaces and modern inset sink unit. There is a range of integrated appliance to include: mid height oven and microwave with gas hob and stainless steel chimney extractor and slimline dishwasher with further appliance space for washing machine and plumbed in double doored fridge freezer with LED under unit and kick board lighting and quality porcelain tiling adding the final touches .

The first floor leading leads to the three modern decorated bedrooms, each with fitted bedroom furniture and the newly installed shower room with walk in shower with drench and hand held shower heads, floating vanity wash hand basin with moulded sink unit and low level wc. with modern fully tiled walls and flooring.

The property benefits from tasteful modern decor throughout with smooth plastered ceilings and quality internal doors with gas central heating providing the heating and hot water systems with the property benefitting from Upvc double glazing throughout.

To the outside there is a 38' rear garden with timber decking and modern paving with timber shed. The front garden is block paved with dropped kerb providing off road parking and there is a garage in block nearby.

There is LED lighting and downlights on rear and front soffits set by timer.

Entrance Porch:

Modern Lounge:

15' 2" x 14' 1" (4.62m x 4.29m)

Fitted Kitchen/Diner:

14' 4" x 9' 2" (4.37m x 2.79m)

Landing:

Bedroom One

13' 6" x 8' 4" (4.11m x 2.54m) with modern fitted wardrobes

Bedroom Two

11' 2" x 7' 10" (3.40m x 2.39m) with fitted wardrobes and matching furniture

Bedroom Three:

7' 11" x 6' 1" (2.41m x 1.85m) with fitted wardrobes and matching furniture

Shower Room:

Newly installed with walk-in shower

Rear Garden:

38' (11.58m) approx in length

Front garden:

Providing off road parking

Garage:

In block

