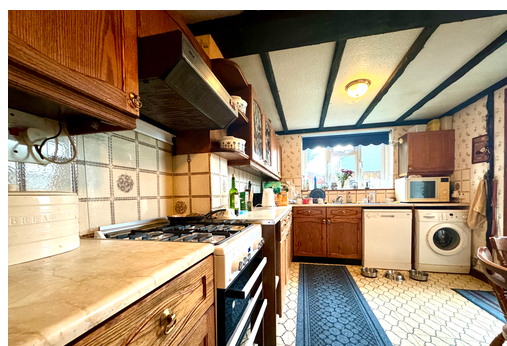
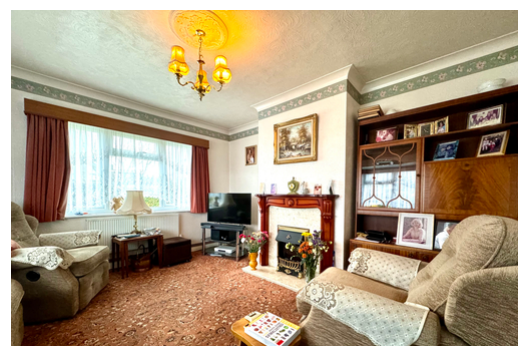




## Gordon Road Corringham SS17 7RG

- Scope to Extend/Develop stpp
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Lounge 12'8 x 11'1
- Dining Room 13'3 x 12'1
- Kitchen 15'6 x 9'11
- Bathroom/Separate WC
- Large rear garden
- Double Garage Within Plot



Connollys are delighted to offer for sale this three bedroom semi detached house offered with no onward chain sitting on a large plot (approx 0.17 acre) with excellent scope for extension and possibly development, subject to planning permission. The property is located close to Corringham town and local schools and bus routes. The house offers entrance hall, two good sized receptions, fitted kitchen to the ground floor with three spacious bedrooms and bathroom with separate wc to the first floor. Then you step out to the amazing large gardens to front and rear which are mainly lawned and there is a detached double garage to rear with double width access from the road.

# £450,000 Freehold

**"To view the full sales particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Entrance Porch:

Double glazed french door to front.

### Hallway:

Double glazed window to side aspect. Coved ceiling. Storage cupboard. Stairs to first floor.

### Lounge:

12' 8" x 11' 1" (3.86m x 3.38m) (Into bay) Double glazed bay window to front and double glazed window to side aspect. Coved ceiling. Feature fireplace with marble effect hearth with wooden surround. Radiator.

### Dining Room:

13' 3" (4.04m) reducing to 12'1 (3.68m) x 11' 9" (3.58m). Double glazed window to side aspect. Coved ceiling. Radiator.

### Kitchen:

15' 6" x 9' 11" (4.72m x 3.02m) Double glazed window to side aspect. Door to rear garden. Wall and base units with rolled edge worktops, double drain and sink unit with mixer tap. Tiled splash back. Space for appliances. Plumbing for dishwasher and washing machine.

### Landing:

Double glazed window to side aspect. Coved ceiling. Access to loft space.

### Bedroom One:

Double glazed window to front aspect and double glazed window to side aspect. Coved ceiling. Storage cupboard. Radiator.

### Bedroom Two:

11' 6" x 11' 3" (3.51m x 3.43m) (To wardrobe) Double glazed window to side aspect. Coved ceiling. Fitted wardrobe. Radiator.

### Bedroom Three:

8' 0" x 7' 6" (2.44m x 2.29m) Double glazed window to front aspect. Coved ceiling. Radiator.

### Bathroom:

Obscured window to side aspect. Panelled bath. Pedestal wash hand basin. Radiator. Tiled walls.

### Separate WC:

Obscured window to side aspect. Low level WC. Tiled walls.

### Rear Garden:

Large rear garden and side garden areas which are mainly laid to lawn with fenced boundaries. Side access to:

## Front Garden

large front garden which is also mainly laid to lawn.

## Double Garage:

Detached double garage situated at the rear of the garden with Up and over door. Power connected. and accessed via double width driveway from the road.

## Council Tax:

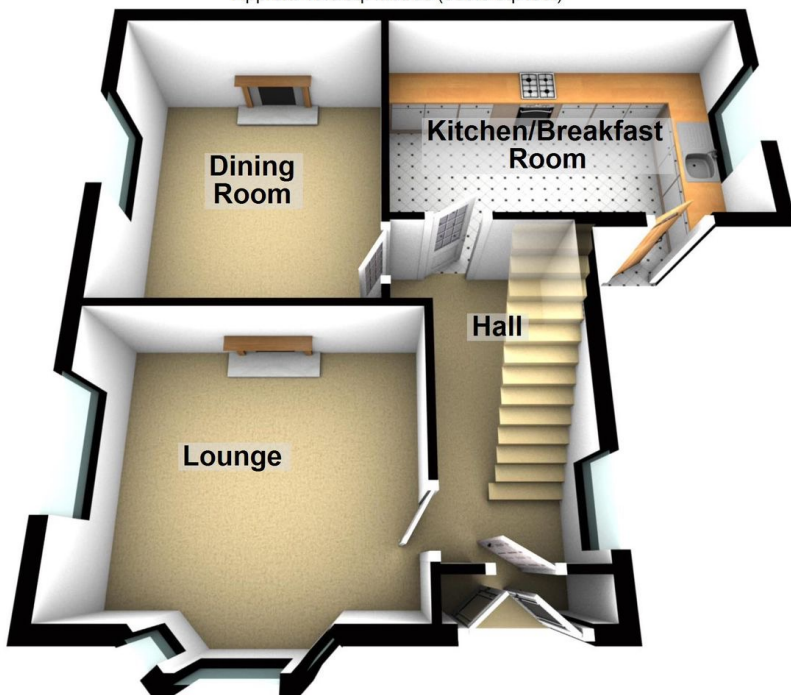
Thurrock Council

Band D - £1,735.11 per annum (Before discounts, if applicable)



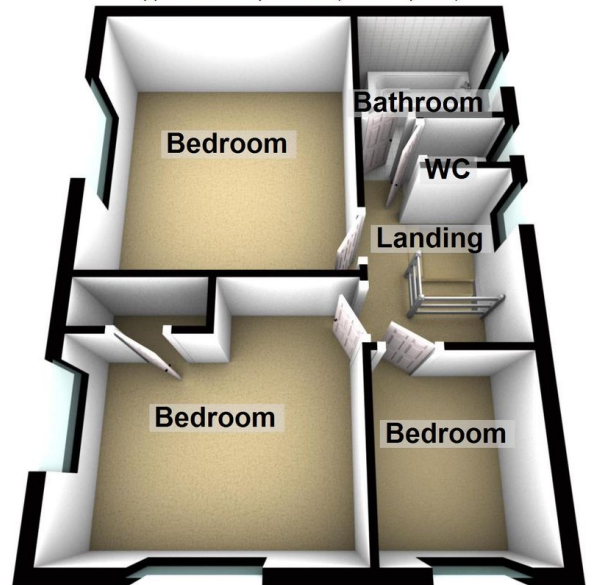
## Ground Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 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.