



Gardner Avenue Corringham SS17 7SA

- Gas Central Heating
- Upvc Double Glazed
- Lounge/Diner 27'9 x 11'
- Fitted Kitchen with oven, hob and extractor
- Three Good Size Bedrooms
- Modern Bathroom with Separate Shower
- Ground Floor Wc
- 37' South Facing Rear Garden
- Garage To rear
- Off Road Parking



We are delighted to offer For Sale this modern and spacious three bedroom semi detached house which is located in a popular location approximately half a mile from Corringham town centre and its many amenities and close to bus stops and both primary and secondary schools are within walking distance. This outstanding property is maintained and presented in excellent order by the current Vendor, has a well cared for south facing garden and an early appointment to view is recommended.

O.I.E.O £400,000 Freehold

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www.connollysestates.co.uk"**

We are delighted to offer For Sale this modern and spacious three bedroom semi detached house which is located in a popular location approximately half a mile from Corringham town centre and its many amenities. Being close to bus stops with both primary and secondary schools within walking distance this makes this property an ideal home for families. This outstanding property is maintained and presented in excellent order by the current Vendor, has a well cared for garden and an early appointment to view is recommended.

This lovely home benefits from Upvc double glazing and gas central heating along with a number of improvements making this a move in and worry about nothing property.

The property is accessed via a Upvc double glazed door and the accommodation on offer starts with hallway with stairs to first floor and doors to kitchen and to an impressive lounge/diner of approximately 27'9 x 11' with a feature Upvc doubled glazed bow window to front and french doors to rear. The kitchen is fitted in a range of white base, wall mounted and full height units with contrasting work surfaces and inset sink unit and incorporates integrated double oven, ceramic hob with extractor, recesses for fridge/freezer and microwave with further appliance space and ceramic tiled walls and floor. The layout is completed by the fully tiled ground floor wc with modern white suite.

The landing opens to all rooms on the first floor with three good size bedrooms with fitted wardrobes to the two larger bedrooms and a spacious bathroom with separate shower cubicle, panelled bath, pedestal wash hand basin with ceramic tiled walls and floor.

The pleasant south facing rear garden is approximately 37' in length and commenced by a paved seating area with circular retaining brick wall, lawned area with water feature and innovative miniature hedge border with timber shed and fenced boundaries. The front garden is part laid to lawn and part concrete hardstanding providing off road parking. there is a garage to rear in nearby block with pedestrian access to the rear garden.

Entrance Hall:

Ground Floor Wc:

Lounge/Diner:

27' 9" x 11' 0" (8.46m x 3.35m)

Fitted Kitchen:

9' 0" x 7' 0" (2.74m x 2.13m)

Landing:

Bathroom/Wc with Separate Shower:

Bedroom:

12' 4" x 10' 4" (3.76m x 3.15m)

Bedroom:

15' 0" x 10' 4" (4.57m x 3.15m)

Bedroom:

11' 8" x 6' 6" (3.56m x 1.98m)

Rear Garden:

Front Garden:

Providing off road parking.

Garage:

To rear

Council Tax:

Thurrock Council

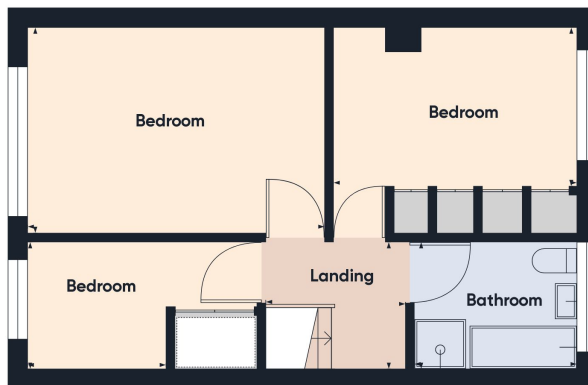
Band D £2,040.66 per annum (Before discounts, if applicable)

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⁽¹⁾

865.53 ft²

80.41 m²

Reduced headroom

1.4 ft²

0.13 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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