



Branksome Avenue Stanford-le-Hope SS17 8BN

- 3 BED TERRACED HOUSE
- LOUNGE/DINER 24' 8" x 11' 0"
- KITCHEN 12' 10" x 7' 6"
- BATHROOM 7' 1" x 6' 0"
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GARDEN APPROX 40FT
- GARAGE



Connollys are pleased to offer to the market this 3 bed terraced house in a popular road in Stanford Le Hope. This property has been renovated and is like a new property. Early viewing advised to avoid disappointment. Features above:

O.I.E.O £285,000 Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

ENTRANCE

Via Georgian doors to porch.

PORCH

Smooth plastered ceiling. Ceramic tiled floor. UPVC door to hall.

HALL

Coving to smooth plastered ceiling. New fitted carpet. Carpeted stairs to first floor. Under stairs storage. Radiator with cover. Tongue & groove cladding to half wall.

LOUNGE/DINER

7.53m x 3.35m (24' 8" x 11' 0") Coving to smooth plastered ceiling. New fitted carpet. UPVC double glazed window to front and double glazed patio doors to rear. Radiators.

KITCHEN

3.92m x 2.29m (12' 10" x 7' 6") Smooth plastered ceiling. Wood effect vinyl floor covering. UPVC double glazed window and door to rear. Ceramic tiled walls. Range of eye and base level cupboards and drawers with roll top work surface. One and a half bowl stainless steel sink with mixer tap. Plumbing for washing machine and dishwasher both to remain. New electric eye level oven. New gas hob with extractor above. Fridge & freezer to remain.

LANDING

Smooth plastered ceiling with hatch to boarded loft. Airing cupboard. Fitted carpet.

BATHROOM

2.16m x 1.84m (7' 1" x 6' 0") Smooth plastered ceiling with inset spotlights. Ceramic tiled floor and most walls. UPVC double glazed window to rear. Panelled bath with mains shower above. Pedestal hand basin. Low level wc. Heated towel rail.

BEDROOM ONE

3.74m x 3.35m (12' 3" x 11' 0") Coving to smooth plastered ceiling. Wood laminate flooring. UPVC double glazed window to front. Radiator.

BEDROOM TWO

3.58m x 3.35m (11' 9" x 11' 0") Coving to smooth plastered ceiling. Wood laminate flooring. UPVC double glazed window to rear. Sliding door wardrobes. Radiator.

BEDROOM THREE

2.99m x 1.95m (9' 10" x 6' 5") Coving to smooth plastered ceiling. Wood laminate flooring. UPVC double glazed window to front. Radiator.

REAR GARDEN

Approximately 40ft. Paved patio area leading to lawn and rear of garage.

GARAGE

Via rear access.

FRONTAGE

With wall. Mainly laid to lawn.