



## Digby Road Stanford-le-Hope SS17 9BU

- 3 BED SEMI DETACHED HOUSE
- LOUNGE 15' 7" x 13' 10"
- KITCHEN/DINER 21' 1" x 16' 3"
- UTILITY 6' 6" x 5' 11"
- BATHROOM 8' 2" x 5' 5"
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- SHARED DRIVE



Like brand new !.Immaculate re modeled 3 bed semi detached chalet in the popular Old Corringham area. Close to local schools and shops. Viewing advised. Features include:

# O.I.E.O £395,000 Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 to 100)	81
B (81 to 91)	
C (69 to 80)	55
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	

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## ENTRANCE

Via composite door to hall.

## HALL

Smooth plastered ceiling with inset spotlights. Wood effect vinyl floor covering. Under stairs storage. Carpeted stairs to first floor. Radiator.

## LOUNGE

4.76m x 4.22m (15' 7" x 13' 10") Smooth plastered ceiling with inset spotlights. Fitted carpet. UPVC double glazed window to front. Radiators.

## BATHROOM

2.49m x 1.65m (8' 2" x 5' 5") Smooth plastered ceiling with inset spotlights. Wood effect vinyl floor covering. Hidden cistern low level wc. Vanity hand basin with drawers below. Panelled bath with shower. Heated towel rail.

## KITCHEN/DINER

6.42m x 4.96m (21' 1" x 16' 3") Smooth plastered ceiling with inset spotlights. Wood effect vinyl floor covering. Bi fold doors to rear. Range of high gloss eye and base level cupboards and drawers with high shine work surface. One and a half stainless steel sink with mixer tap. Island/breakfast bar with cupboards below. Electric oven and hob with extractor above. Integrated dishwasher. Radiators.

## UTILITY

1.98m x 1.80m (6' 6" x 5' 11") Smooth plastered ceiling. Wood effect laminate flooring. UPVC double glazed window to flank. High gloss base units with high gloss work surface. Stainless steel sink with mixer tap. Washing machine. Boiler.

## LANDING

Smooth plastered ceiling. Fitted carpet. Radiator.

## BEDROOM ONE

4.93m x 2.67m (16' 2" x 8' 9") Smooth plastered ceiling. Fitted carpet. UPVC double glazed window to rear. Radiator.

## BEDROOM TWO

2.92m x 2.50m (9' 7" x 8' 2") Smooth plastered ceiling. Fitted carpet. UPVC double glazed window to rear. Radiator.

## BEDROOM THREE

2.59m x 2.27m (8' 6" x 7' 5") Smooth plastered ceiling. Fitted carpet. UPVC double glazed window to front. Radiator.

## REAR GARDEN

Approx 40ft with immediate patio area. Laid to lawn. All new fences.

## FRONTAGE

Off road parking and shared drive.