



**Kempsters**

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ESTATE AGENTS

3a Nursery Road  
Stanford-Le-Hope SS17 7DH

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Asking price  
**£200,000**



**This spacious two bedroomed first floor maisonette is situated in a great location within easy walking distance of shops, schools and Stanford station. The property requires some modernisation and is offered with no onward chain.**



- Gas Central Heating
- Double Glazing
- Lounge 15'8 x 12'5>9'3
- Kitchen 10'6 x 7'7
- Bedroom One 13'11 x 8'5
- Bedroom Two 12'5 x 7'8
- Bathroom
- Communal Garden
- No Onward Chain



### ENTRANCE

Door through to carpeted stairs leading to landing, coved and textured ceiling, carpet.

### LOUNGE

15'8 x 12' reducing to 9'3 (4.57m'2.44m x 3.66m' reducing to 2.74m'0.91m)

Two double glazed windows to front, coved and textured ceiling, two radiators, power points, carpet.

### KITCHEN

10'6 x 7'7 (plus door recess) (3.05m'1.83m x 2.13m'2.13m (plus door recess))

Double glazed window to rear, textured ceiling, base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, two built-in storage cupboards, wall mounted gas central heating boiler, partly tiled walls, power points, vinyl flooring.

### BEDROOM ONE

13'11 x 8'5 (3.96m'3.35m x 2.44m'1.52m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.

### BEDROOM TWO

12'5 x 7'8 (3.66m'1.52m x 2.13m'2.44m)

Double glazed window to front, textured ceiling, access to loft space, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, radiator, tiled walls, vinyl flooring.

### EXTERIOR

Communal garden.

### LEASE DETAILS AND CHARGES

Approximately 168 years remaining on lease

Ground Rent/Service Charge: £864.24 per year

Council Tax: Band B



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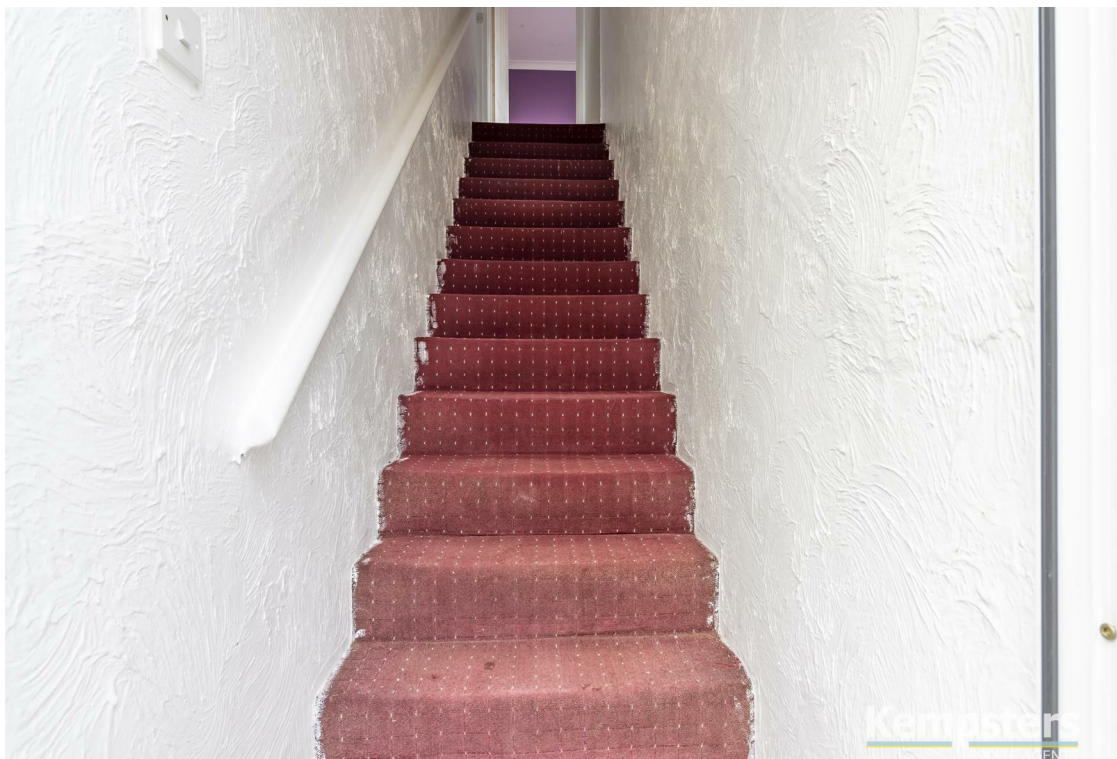




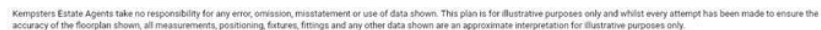












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