



CORLAND ROAD  
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Stanford-Le-Hope £275,000



## 13 Copland Road, Stanford-Le-Hope, Essex, SS17 0DE

WE ARE PLEASED TO OFFER FOR SALE THIS TWO BEDROOM TERRACE HOUSE BEING SITUATED WITHIN EASY ACCESS TO STANFORD-LE-HOPE PRIMARY SCHOOL,TOWN CENTER AND C2C RAIL NETWORK TO FENCHURCH STREET STATION. THE PROPERTY OFFERS GOOD SIZE ACCOMMODATION ,MODERNIZATION IS REQUIRED,HENCE THE REALISTIC ASKING PRICE. EPC: TBC.

❖ ENTRANCE HALL

❖ DINING ROOM

❖ BATHROOM

❖ BEDROOM TWO

❖ FRONT GARDEN

❖ LOUNGE

❖ KITCHEN

❖ BEDROOM ONE

❖ REAR GARDEN

❖ MODERNISATION REQUIRED

**ENTRANCE PORCH**

Glazed panel door. Emulsion walls. Vinyl flooring. Door to.

**ENTRANCE HALL**

Glazed panel door. Textured ceiling. Central light fitting. Radiator. Papered walls. Stairs to first floor. Fitted carpet.

**LOUNGE** 12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to front. Textured ceiling. Central light fitting. Radiator. Textured walls. Power points. Fitted carpet. Open to:

**DINING ROOM** 11' 3" x 11' 0" (3.43m x 3.35m)

Double glazed window to rear. Textured ceiling. Central light fitting. Textured walls. Radiator. Fitted carpet.

**KITCHEN** 16' 7" x 7' 8" (5.05m x 2.34m)

Double glazed entrance door to rear. Double glazed window to flank. Textured ceiling. Spotlight fittings. Oak eye and base units with complimentary work surfaces and tiled splash backs. Leaded light display cabinet. Circular enamel sink with mixer tap. Recesses for appliances. Power points. Built in Larder cupboard. Vinyl flooring.



## **LANDING**

Textured ceiling. Central light fitting. Papered walls. Power point. Fitted carpet. Doors to all rooms.

## **BEDROOM ONE** 13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed window to front. Textured ceiling. Central light fitting. Radiator. Power points. Fitted carpet.

## **BEDROOM TWO** 11' 3" x 8' 9" (3.43m x 2.66m)

Double Glazed window to rear. Textured ceiling. Central light fitting. Radiator. Fitted carpet.

## **BATHROOM** 7' 8" x 8' 0" (2.34m x 2.44m)

Double glazed window to front. Textured ceiling. Strip light fitting. Three piece bathroom suite comprising of Low flush w.c. Pedestal hand basin. Panel bath with shower mixer over. Radiator. Vinyl flooring.

## **REAR GARDEN**

Concrete patio. Mainly laid to lawn with mature hedge boundaries. Various plants. Shed.

## **FRONT GARDEN**

Entrance gate. Small picket fence, path to entrance door.

## **AGENT NOTE**

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.

