



SALISBURY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



## Salisbury Avenue, Stanford-Le-Hope, SS17 0DA | Guide Price £275,000 to £300,000

- 2 Bed, 2 reception Semi-Detached house
- Charming, character design with plenty of potential
- A great opportunity to purchase, dont miss out
- Built late 1800/early 1900 period
- Great location for train station, shops, local pub



**19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP**  
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Guide Price £275,000 to £300,000. 2 bedroom Semi-Detached, circa late 1800/early 1900 built character home within close proximity to train station, shops and local pubs/restaurants. Plenty of potential available at this 2 bed, 2 reception room home offered with No Onward Chain!

Rear garden:

Lounge: 13'7" max x 11'9" (4.14m max x 3.58m)  
Double glazed bay window to front. Radiator. Fitted carpet.

Dining Room: 11'9" x 11'7" (3.58m x 3.53m)  
Double glazed window to rear facing into conservatory. Radiator. Fitted carpet. Single glazed insert windows at side. Access to stairwell, leading to first floor. Access to kitchen.

Kitchen: 9'11" x 6'11" (3.02m x 2.1m)  
Door leading to conservatory. Range of base and eye level units with work surfaces. Borrowed light windows.

Conservatory: 13'5" x 8'1" (4.1m x 2.46m)  
Access from front/side exterior, double glazed sliding patio doors opening to garden. Access to ground floor wc.

Separate WC:

Landing:  
Fitted carpet. Doors to bedrooms.

Bedroom 1: 11'9" x 11'9" (3.58m x 3.58m)  
Double glazed window to rear. Radiator. Fitted carpet. Access to shower room. Access to loft via cupboard area/access hatch.

Shower Room: 9'2" x 6'11" (2.8m x 2.1m)  
Double glazed window to rear. Shower suite. Wall mounted gas boiler.

Bedroom 2: 11'8" x 11'7" (3.56m x 3.53m)  
Two double glazed windows to front. Radiator. Fitted carpet.

Front Garden:  
Path to front entrance. Gated access to side leading to link into conservatory.

