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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	86 B
39-54	E		
21-38	F		
1-20	G		



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## ESTATE AGENTS



### Salisbury Avenue, Stanford-Le-Hope, SS17 0DA | Guide Price : £325,000 to £350,000

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- 2 Bedroom Semi Detached House
- Close By Train Station & Shops
- Beautiful collaboration of period & modern styling
- Lounge & Dining Room
- Feature Kitchen and Bath/shower Room



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**\*Train Station Close by\*** : This Period charmed 2 Bedroom, 2 reception room Semi detached home is a beautiful collaboration of Character features and modern, stylish design. Very Special home purchase opportunity !! Viewings available now !!

Salisbury Avenue Stanford Le Hope Essex SS17 0DA  
Guide Price : £325,000 to £350,000

**Particulars:**

**Lounge** 11'6" x 11' + Bay (3.5m x 3.35m + Bay)  
The lounge is positioned to the front and is very nicely presented and decorated including attractive bay front styling with double glazed windows , Wood style flooring, radiator heating and feature height, smooth finish ceiling.

**Lobby** between Lounge & Dining Room  
Access to handy under stair storage space,

**Dining Room** 11'6" x 11'1" (3.5m x 3.38m)  
The dining room is a lovely feature of the home and presents a traditional feel being separate to the lounge . Very well presented decorative styling, double glazed door to the rear giving visual and access out to the garden, access to stairs leading to 1st floor and access to the kitchen . Wood flooring, Radiator heating and character height ceiling finished in a smooth finish.

**Kitchen** 10'1" x 6'7" (3.07m x 2m)  
The kitchen has attractive styling incorporating a range of fitted cabinets with complimenting worksurfaces, sink area and benefits double glazed window, tiled flooring and smooth finish ceiling with inset down lights.

**Utility Room / Ground Floor WC** 6'7" x 5'1" (2m x 1.55m)  
Tiled flooring, Double glazed window, Low flush toilet, work surface, Sink and plumbing for washing machine.

**Landing**  
Fitted carpet , Access to loft space via over standard sized hatch.

**Bedroom 1** 11'6" x 11' (3.5m x 3.35m)  
A great sized bedroom 1 and lovely styling too . This bedroom has fitted carpet flooring, two double glazed windows with outlook to the front, assisting natural light well into the room, fitted wardrobes, radiator heating and smooth finish ceiling.

**Bedroom 2** 11'1" x 8'9" (3.38m x 2.67m)  
A very well sized 2nd bedroom, continuing also the well presented theme and has double glazed window to the rear, fitted carpet, smooth ceiling and built in cupboard.

**Bathroom** 9'11" x 6'7" (3.02m x 2m)  
An indulgent spec level and plenty of space too in this stylish bathroom incorporating separate bath, shower enclosure, hand basin, toilet , tiled flooring, smooth ceiling with inset lighting, towel rail radiator and double glazed window to the rear.

**Loft Space**  
Accessed from first floor landing.

**Front Garden**  
Decorative, well presented front garden with low level wall.

**Rear Garden**  
Great Garden, accessible from front and comprises patio area leading to lawn and borders. Handy Outbuilding to the rear of garden.

**Location**  
Salisbury Avenue is located off Wharf Road near to St Margaret's Church. The Train station is close by / few minutes walk away as are schools, the shops / Stanford Le Hope Town Shopping parade with its assortment of take away, cafes and restaurant / pubs . There is also a Co operative and Tesco currently. There are plenty of green spaces/ nature walks in the surrounding areas and fishing lakes. See Map for fuller information and distances to amenities .

