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ESTATE AGENTS
FOR SALE
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91 London Road
Stanford-Le-Hope SS17 0LY

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Asking price
£350,000

This extended two bedroomed semi detached bungalow is situated in a great location just a few minutes walk from local shops and c2c train station. The property requires some internal modernisation and is offered with no onward chain.



- Great Location
- No Onward Chain
- Lounge
- Extended Dining Area
- Fitted Kitchen
- Shower Room
- Sunny South Facing Rear Garden Approx 45'
- Detached Garage
- Driveway proving Off Road Parking For 3/4 Vehicles



ENTRANCE PORCH

Vinyl floor tiles. Opaque double glazed door to:

ENTRANCE HALL

Access to loft space, radiator, carpet.

BEDROOM ONE

11'11" x 10'0" (3.35m'3.35m x 3.05m')

Double glazed window to front, radiator, power points, carpet.

BEDROOM TWO

9'6" x 7'5" (2.90m x 2.26m)

Double glazed window to front, radiator, power points, carpet.

SHOWER ROOM

Opaque double glazed window to side, textured ceiling, suite comprising large walk-in shower cubicle, vanity unit with inset wash hand basin and low flush toilet, tiled walls, radiator, tiled floor.

LOUNGE

15'5" x 11'1" < 11'11" (4.57m'1.52m x 3.35m'0.30m < 3.35m'3.35m)

Textured ceiling, built-in storage cupboard, radiator, power points, carpet. Open plan to:

DINING AREA

19'1" x 7'6" (5.79m'0.30m x 2.13m'1.83m)

Partially double glazed door to side, double glazed windows and double glazed French doors lead to rear garden, coved and textured ceiling, radiator, power points, part carpet and part tiled floor.

KITCHEN

8'1" x 7'5" (2.44m'0.30m x 2.13m'1.52m)

Double glazed window to side, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, fridge/freezer and slimline dishwasher, wall mounted gas central heating boiler, tiled walls, power points, tiled floor.



REAR GARDEN

in excess of 45' (in excess of 13.72m')

Crazy paved patio area with matching pathway, lawn area with mature shrub and tree borders, timber shed. Door to:

GARAGE

With power and light, approached via long independent driveway providing off road parking for several vehicles.

FRONT GARDEN

Crazy paved area, remainder laid with shrubs and conifers.

COUNCIL TAX

Band C

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(40-60) C			(40-60) C		
(29-39) D			(29-39) D		
(15-28) E			(15-28) E		
(9-14) F			(9-14) F		
(1-8) G			(1-8) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	