



## Southend Road, Stanford-le-Hope

**£282,500** Freehold

**SOLD**

GUIDE PRICE £275,000 - £300,000

Ali & Co are delighted to present this TWO BEDROOM Family cottage, with a spacious garden and a country style kitchen.

Situated in a fantastic village area.

Large Garden | Newly Renovated | Real Wood Flooring | Two Bedroom Cottage | New Windows | Working Chimney | Newly Carpeted |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## STUNNING TWO BEDROOM COTTAGE STYLE PROPERTY.

Ali & Co are delighted to present this TWO BEDROOM Family cottage, with a spacious garden and a country style kitchen. Situated in a fantastic village area.

The property offers excellent accommodation with 2 double bedroom, a modern family shower room, country style kitchen, spacious lounge area with log burner fire place, the property has a beautiful garden space with shrubs and trees.

semi- detached property with side access.

Close to all local amenities and transport being close to town and C2C station.

Internal Viewings highly recommended.

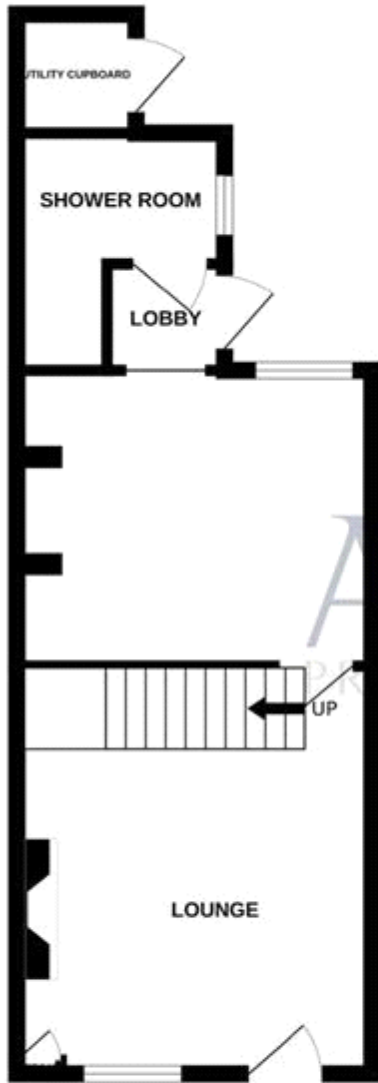
Council Tax Band: B (Thurrock Council)

Tenure: Freehold

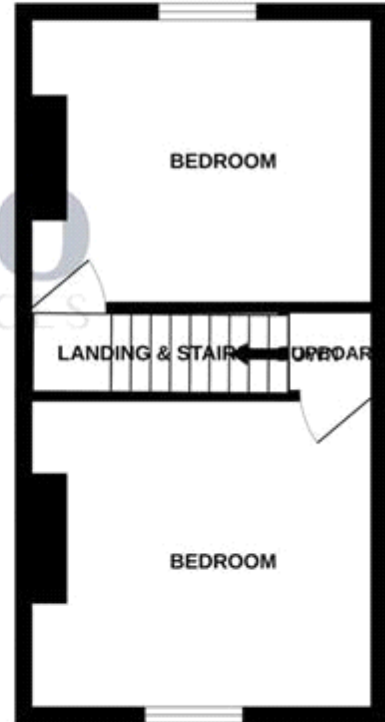




GROUND FLOOR



1ST FLOOR



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PROPERTY SERVICES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>55</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.