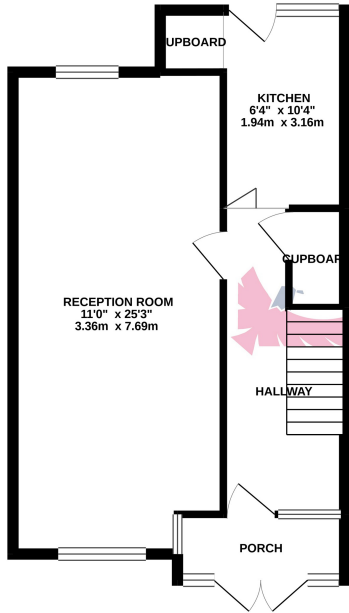
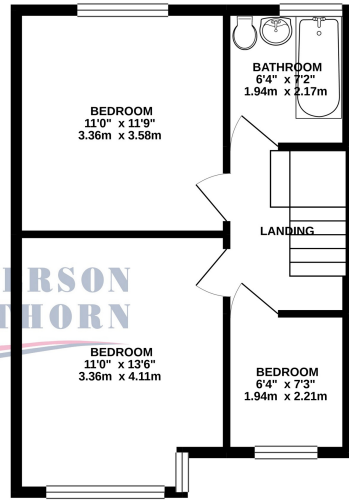


GROUND FLOOR
482 sq. ft. (44.7 sq. m.) approx.



1ST FLOOR
420 sq. ft. (39.0 sq. m.) approx.



TOTAL FLOOR AREA: 902 sq. ft. (83.8 sq. m.) approx.

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 error, 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

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	59	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	52	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Stifford Road, Aveley

Guide Price £280,000

- THREE BEDROOMS
- GARAGE
- IDEAL FIRST TIME BUY/INVESTMENT
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GROUND FLOOR

Front Entrance

Via uPVC double glazed double doors leading to storm porch, further double glazed front door with opaque feature window leading into:

Hallway

Radiator, under-stairs storage space, fitted carpet, stair to first floor.

Kitchen

3.3m x 1.9m (10' 10" x 6' 3") Range of matching wall and base units, rolled edge laminate work surfaces, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, one and half bowl inset sink and drainer with mixer tap, space for fridge freezer, vinyl flooring, aluminium framed double glazed back door with matching side window leading to rear garden.

Lounge / Diner

7.3m x 3.5m (23' 11" x 11' 6") uPVC double glazed windows, radiator, fireplace, further uPVC double glazed window, wood grain effect laminate flooring.

FIRST FLOOR

Landing

Access to loft, fitted carpet.



Bedroom One

3.8m x 3.6m (12' 6" x 11' 10") uPVC double glazed windows, single radiator, built in wardrobes, fitted carpet.

Bedroom Two

4.0m x 3.0m (13' 1" x 9' 10") uPVC double glazed windows, single radiator, built in wardrobes, fitted carpet.

Bedroom Three

2.1m x 1.87m (6' 11" x 6' 2") uPVC double glazed windows, built in fitted wardrobes, fitted carpet.



Bathroom

Comprising panelled bath, shower, opaque double glazed windows, heated towel rail, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 65ft x 21ft - Immediate hard standing area, with remainder laid to lawn, rear access via private road, detached garage to rear of garden.



Detached Garage

Accessed via private road.

Front Exterior

Hard standing with single wrought iron gate to front.

