



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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.
Made with Metropex v2023

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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Blake Avenue, Barking

£275,000

- TWO BEDROOM FIRST FLOOR MAISONETTE
- NO ONWARD CHAIN
- TWO PRIVATE GARDENS (FRONT & REAR)
- GOOD CONDITION THROUGHOUT
- OVER 100 YEARS REMAINING ON LEASE
- IDEAL FIRST TIME BUY / INVESTMENT OPPORTUNITY



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GROUND FLOOR

First Front Entrance

Via a hardwood door opening into ground floor entrance hall, radiator, stairs to first floor.

Second Front Entrance

Via hardwood door opening into:

Hallway

Loft hatch to ceiling and laminate flooring.

Reception Room

4.05m x 3.8m (13' 3" x 12' 6") Double glazed windows to side, radiator, laminate flooring.

Bedroom One

3.9m x 3.62m (12' 10" x 11' 11" Max) Double glazed windows to side, radiator, fitted wardrobes, built in storage cupboard, laminate flooring.



Bedroom Two

3.9m x 3.01m (12' 10" x 9' 11" Max) Double glazed windows to side, radiator, built-in storage cupboard, fitted shelving units, fitted carpet.

Kitchen

2.8m x 2.04m (9' 2" x 6' 8") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, tiled flooring.



Bathroom

1.71m x 1.48m (5' 7" x 4' 10") Opaque double glazed window to side, panelled bath, shower, low level flush WC, hand wash basin, tiled walls, tiled flooring.



EXTERIOR

Rear Garden (Triangular Shaped)

Approximately 30' Max Hard standing path, remainder laid to lawn, timber shed and access to front via timer gate.

Front Garden

Approximately 36' Laid to lawn with hard standing path to centre.

