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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		95
(81 to 91) B	84	
(69 to 80) C		
(55 to 68) D		
(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		98
(81 to 91) B	86	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Marshfoot Close, Aveley

£325,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- 2015 NEW BUILD
- IMMACULATE THROUGHOUT
- GROUND FLOOR WC
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Inset spotlights to ceiling, understairs storage cupboard, radiator, tiled flooring, stairs to first floor.

Kitchen

2.87m x 2.79m (9' 5" x 9' 2") Double glazed windows to front with integrated shutter blinds, inset spotlights to ceiling, range of matching wall and base units, laminate work surface, one and half bowl inset butler style sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, tiled splash backs, tiled flooring.

Ground Floor WC

Comprising low level flush WC, hand wash basin, radiator, tiled splash backs, tiled flooring.

Lounge

5.08m x 3.81m (16' 8" x 12' 6") > 3.38m (11' 1") Double glazed windows to rear, radiator, large built in storage cupboard, wood grain effect laminate flooring, French doors opening to rear garden.



FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling, built in storage cupboard, fitted carpet.

Bedroom One

3.62m x 2.78m (11' 11" x 9' 1") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

4.24m x 2.3m (13' 11" x 7' 7") Double glazed windows to front with integrated shutter blinds, radiator, fitted carpet.

Bedroom Three

3.1m x 2.67m (10' 2" x 8' 9") > 1.53m (5' 0") Double glazed windows to front with integrated shutter blinds, radiator, fitted carpet.

Bathroom

Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, hand towel radiator to side, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 31ft x 20ft - Immediate patio area, decking area to rear with timber shed, remainder laid to artificial lawn, timber gate to side leading to side and front.

Front Exterior

Fully paved for off street parking.

