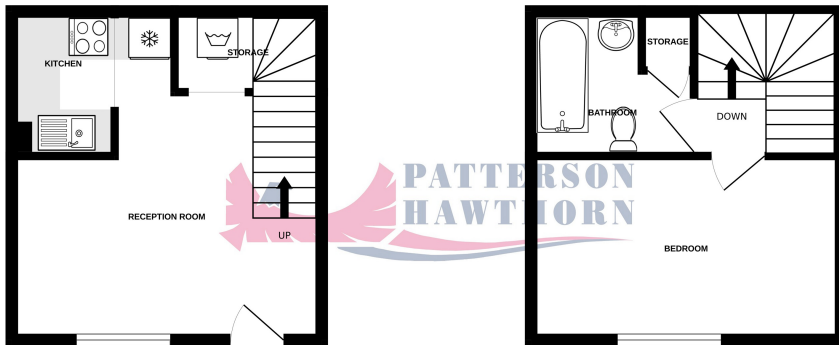


GROUND FLOOR
223 sq.ft. (20.8 sq.m.) approx.


1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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 Metropix 12/2023



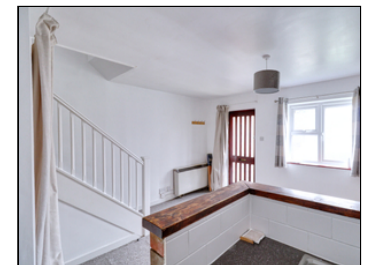
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

Broome Place, Aveley

Guide Price £170,000

- ONE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- MODERN OPEN PLAN LIVING
- 14' DOUBLE BEDROOM
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- IDEAL FIRST TIME BUY





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Reception Room/Kitchen

4.7m x 4.44m (15' 5" x 14' 7"). Double glazed windows to front, electric storage heater, large under-stairs storage cupboard with space and plumbing for washing machine, fitted carpet in living area, stairs to first floor.

Kitchen area: a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge freezer, luxury vinyl flooring, tiled splash backs, feature brick -slip wall surround.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom

4.44m x 2.6m (14' 7" x 8' 6"). Double glazed windows to front, electric storage heater, fitted carpet.



Bathroom

2.33m x 1.9m (7' 8" x 6' 3"). Panelled bath, low-level flush WC, hand wash basin, tiled splash back, built-in storage cupboard housing water tank, tiled walls, luxury vinyl flooring.