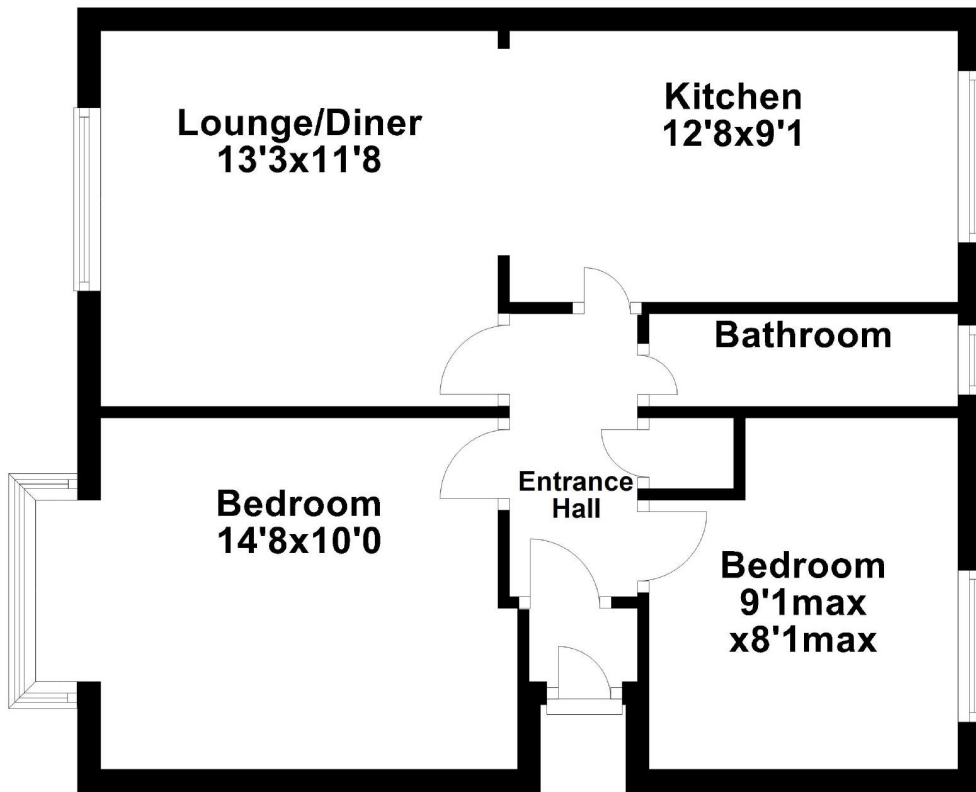


## Floor Plan



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		63
(39 to 54) <b>E</b>	49	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	42	56
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



**01708 400 400**

Ockendon@pattersonhawthorn.co.uk



## Teviot Avenue, Aveley

**Offers In Excess Of £180,000**

- TWO BEDROOMS
- SECOND FLOOR FLAT
- LARGE LIVING ACCOMMODATION
- POPULAR LOCATION
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY



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.

See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)





## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to:

## **SECOND FLOOR**

### **Front Entrance**

Via hardwood door opening into porch, radiator, fitted carpet, second hardwood door opening into:

### **Hallway**

Spotlights to ceiling, built in storage cupboard, laminate flooring.

### **Reception Room**

4.09m x 3.62m (13' 5" x 11' 11") Double glazed windows to rear, radiator, laminate flooring.



### **Kitchen / Diner**

3.93m x 2.8m (12' 11" x 9' 2") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, built in storage space and units, tiled splash backs, wood grain effect vinyl flooring.



### **Bedroom One**

4.5m x 3.34m (14' 9" x 10' 11") 4.5m x 3.34m (14' 9" x 10' 11") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.5m x 2.77m (11' 6" x 9' 1") Double glazed windows to front, radiator, fitted carpet.



### **Bathroom**

2.77m x 1.4m (9' 1" x 4' 7") Opaque double glazed windows to front, low level flush WC, panelled bath, shower, hand wash basin, tiled splash backs, radiator, laminate flooring.

## **EXTERIOR**

### **Front Exterior**

One allocated parking space.

