


1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tyne Gardens, Aveley

Guide Price £275,000

- THREE BEDROOMS END OF TERRACE HOUSE
- GOOD CONDITION THROUGHOUT
- TWO RECEPTIONS
- 33' FULLY PAVED REAR GARDEN WITH EXTERNAL WC
- OFF STREET PARKING FOR THREE CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13, M25 & LAKESIDE
- NON-STANDARD (SCOTS WOOD) CONSTRUCTION PLEASE CALL FOR MORE DETAILS
- CASH BUYERS ONLY



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Front Entrance

Via uPVC door opening into:

Hallway

Under-stairs storage space, under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

Reception Room One

4.03m x 3.94m (13' 3" x 12' 11") > 3.59m (11' 9") Double glazed windows to front, radiator, laminate flooring.

Reception Room Two (Open place from Reception Room One)

2.79m x 2.66m (9' 2" x 8' 9") Radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.09m x 2.75m (10' 2" x 9' 0") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, integrated oven, laminate flooring, gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, laminate flooring, opaque double glazed window to side, uPVC door to side opening to rear garden.



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Landing

Loft hatch to ceiling with pull-down ladder leading to boarded loft, opaque double glazed windows to side, airing cupboard, laminate flooring.

Bedroom One

3.66m x 3.12m (12' 0" x 10' 3") Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.94m x 2.64m (12' 11" x 8' 8") Double glazed windows to rear, radiator, fitted wardrobes, laminate flooring.

Bathroom

1.98m x 1.77m (6' 6" x 5' 10") Opaque double glazed windows to rear, freestanding roll-top bath with shower attachment, low level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 33' Fully paved, two timber sheds, two brick sheds, external WC, access to front via a metal gate.

Front Exterior

Fully paved giving off street parking for three vehicles.