


TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)


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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	72	77
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	58	64
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Caspian Way, Purfleet
GUIDE PRICE £190,000

- GUIDE PRICE £190,000 - £200,000
- TWO BEDROOMS
- GROUND FLOOR
- IDEAL FIRST TIME BUY/INVESTMENT
- VIEWING HIGHLY RECOMMENDED
- CLOSE TO STATION
- PARKING
- CHAIN FREE



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.



GROUND FLOOR

Communal Entrance

Via Security entry door into:

Front Entrance

Via hardwood framed front door with security entry phone system into:

Hallway

Deep filled storage cupboard housing hot water tank, fitted carpet.

Bathroom

Comprising white three piece suite, opaque double glazed windows, fully enclosed shower cubicle, low level flush WC, hand wash basin inset within pedestal unit, heated towel rail, tiled splash backs, fitted carpet.

Bedroom One

3.5m x 3.1m (11' 6" x 10' 2") Double glazed windows, fitted carpet.

Bedroom Two

2.80m x 3.44m (9' 2" x 11' 3") Double glazed windows, wall mounted electric heater, fitted carpet.



Lounge

4.19m x 4.8m (13' 9" x 15' 9") Deep filled storage cupboards with shelves, double glazed windows, wall mounted electric storage heater, fitted carpet, archway leading to:

Kitchen

3.0m x 2.5m (9' 10" x 8' 2") Range of beechwood fronted wall and base units, rolled edge laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, four ringed electric hob, integrated oven, extractor hood, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, vinyl flooring.

EXTERIOR

Front & Rear Exterior

Communal gardens and allocated parking space to rear.