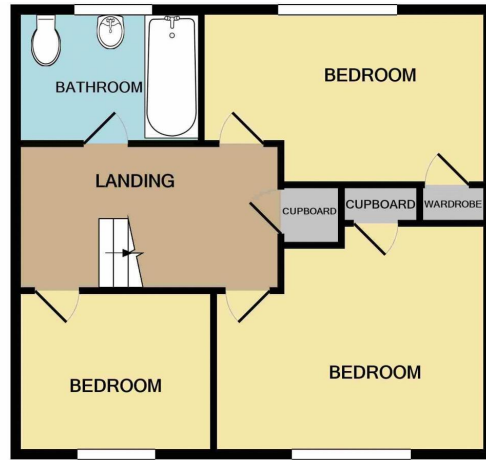



GROUND FLOOR



1ST 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
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(55 to 68)	D	63	
(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	

Nethan Drive, Aveley

£325,000

- THREE DOUBLE BEDROOMS TERRACED HOUSE
- 13' LOUNGE & 9' DINING ROOM
- LARGE DRIVE GIVING (potential) OFF STREET PARKING FOR MULTIPLE VEHICLES
- POTENTIAL TO EXTEND STPP
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- POPULAR LOCATION IDEAL FOR FIRST TIME BUYERS



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

Front Entrance

Via hardwood door into:

Hallway

Under-stairs storage cupboard, tiled flooring, stairs to first floor.

Reception Room

3.96m x 3.56m (13' 0" x 11' 8") 3.96m x 3.56m Double glazed window to front, feature fireplace, radiator, vinyl flooring.

Dining Room

2.99m x 2.65m (9' 10" x 8' 8") Radiator, vinyl flooring, radiator, double glazed French door leading into rear garden.

Kitchen

3.14m x 2.76m (10' 4" x 9' 1") Two double glazed windows to rear, range of wall and base units, roll top work surfaces, inset sink and drainer with mixer tap, five ringed gas hob, space for electric oven, space for fridge freezer, space and plumbing for washing machine, tiled flooring, wooden door to rear leading to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to loft space, storage cupboard, wooden flooring.

Bedroom One

3.07m x 3.05m (10' 1" x 10' 0") Double glazed window to front, built in storage cupboard, radiator, fitted carpet.

Bedroom Two

4.20m x 2.67m (13' 9" x 8' 9") Double glazed window to rear, built in storage cupboard, radiator, wooden flooring.

Bedroom Three

2.87m x 2.55m (9' 5" x 8' 4") Double glazed window to front, radiator, fitted carpet.

Bathroom

2.65m x 1.77m Opaque double glazed window to rear, low level flush WC, panelled bath, hand wash basin inset within a pedestal unit, tiled walls, radiator, fitted carpet.

EXTERIOR

Rear Garden (Unmeasured)

Immediate patio area, brick built storage cupboards, remainder laid to lawn, shared pathway giving access to front of property.

Front Exterior

Fully paved giving off street parking.