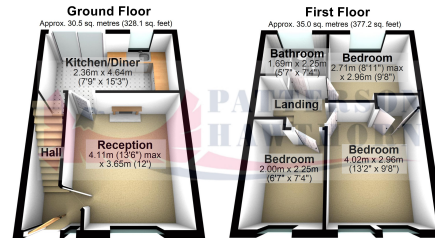


Total area: approx. 65.5 sq. metres (705.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Usk Road, Aveley

£350,000

- THREE BEDROOM TERRACE HOUSE
- GOOD CONDITION & WELL PRESENTED
- EPC RATING D & COUNCIL TAX BAND C
- POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- POPULAR ROAD CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25
- CLOSE TO BELHUS WOODS & KENNINGTON PARK
- CONVENIENT FOR OCKENDON & PURFLEET C2C STATIONS
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, laminate flooring, small eye-level storage cupboard housing electricity meter and fuse box, stairs to first floor.

Reception Room

4.11m (Max) x 3.65m (13' 6" x 12' 0") Double glazed windows to front, radiator, feature fireplace, laminate flooring.

Kitchen / Diner

4.64m x 2.36m (15' 3" x 7' 9") Double glazed windows to rear, a range of matching wall and base units, laminate surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for double cooker, laminate splashback, radiator, tiled walls, tiled flooring, storage cupboard with space for freestanding fridge freezer, uPVC framed double glazed sliding door to rear opening to rear garden.

