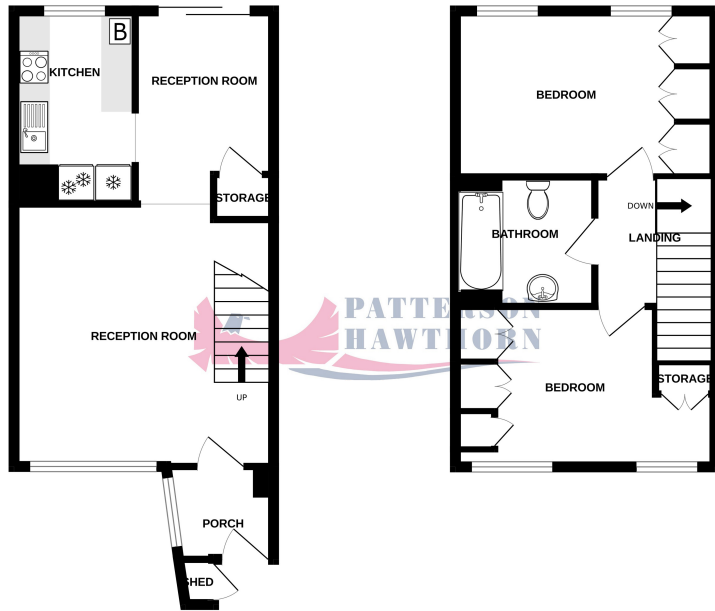


GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA - 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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. Made with MetreXr 2023.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Mill Road, Aveley

£340,000

- TWO DOUBLE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- NEW BOILER 2021
- GARAGE IN BLOCK
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & LAKESIDE SHOPPING
- IDEAL FIRST TIME BUY
- STANDARD CONSTRUCTION



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to side, radiator, laminate flooring, second front entrance via aluminum framed door opening into:

Reception Room One

4.33m x 4.28m (14' 2" x 14' 1") Double glazed windows to front, two radiators, under stairs storage space, laminate flooring, stairs to first floor.

Reception Room Two

2.14m x 2.7m (7' 0" x 8' 10") Built-in under stairs storage cupboard, radiator, laminate flooring, aluminium framed sliding door to rear opening to rear garden.

Kitchen

2.5m x 2.0m (8' 2" x 6' 7") Double glazed windows to rear, inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, space for further fridge or freezer, tiled walls, laminate tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to partially boarded loft, fitted carpet.

Bedroom One

4.27m x 2.74m (14' 0" x 9' 0") Double glazed windows to rear, radiator, fitted wardrobes and fitted base level units, fitted carpet.

Bedroom Two

4.27m x 2.66m (14' 0" x 8' 9") Double glazed windows to front, radiator, fitted wardrobes, built-in storage cupboard, fitted carpet.

Bathroom

2.29m x 2.14m (7' 6" x 7' 0") Mobility panelled bath, shower, hand wash basin, low-level flush WC, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 30' Part paved, part laid to artificial grass with raised timber flowerbed borders to both sides, raised brick flowerbed border to rear, access to rear via timber gate.

Front Exterior

Laid to artificial grass front garden, integral shed to front housing metres and fuse box.

Garage

In Block, accessed via St. Pauls Close.