




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Fanshawe Avenue, Barking

**£299,995**

- TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- 32' X 16' PRIVATE REAR GARDEN
- ADDITIONAL SIDE GARDEN
- 112 YEARS REMAINING ON LEASE (VENDOR ADVISES)
- 18' RECEPTION ROOM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.3 MILES TO BARKING STATION (APPROX 8 MIN WALK)
- 0.4 MILES TO BARKING PARK (APPROX 9 MIN WALK)
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY



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 aluminium framed single double glazed door opening into communal porch, vinyl flooring, second communal front entrance via hardwood door opening into:

### **Communal Hallway**

Housing metres and fuse box, vinyl flooring.

### **Private Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Storage cupboard, laminate flooring.

### **Bedroom One**

4.28m (Into bay) x 3.69m (14' 1" x 12' 1") Double glazed bay windows to front, laminate flooring.



### **Bedroom Two**

3.45m x 3.05m (11' 4" x 10' 0") Double glazed windows and single door to rear opening to side garden, radiator, laminate flooring.

### **Reception Room**

5.7m x 3.0m (Not including bay to side) (18' 8" x 9' 10") Double glazed bay windows to side, radiator, laminate flooring.



### **Kitchen (L-Shaped)**

4.09m x 3.23m (13' 5" x 10' 7") (Max) 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, space and plumbing for washing machine, integrated oven, four ring gas hob, extractor hood, space for freestanding fridge and freezer, tiled splash backs, tiled flooring, uPVC double glazed single door to rear opening to rear garden.



### **Bathroom (L-Shaped)**

2.51m x 2.05m (8' 3" x 6' 9") (Max) Obscure double glazed windows to rear, inset spotlights to ceiling, panelled bath, shower, low level flush WC, hand wash basin set on base units, radiator, tiled flooring.



## **EXTERIOR**

### **Private Rear Garden**

Approximately 32' x 16' Part paved, part laid to soil, timber shed. Small additional side garden.