




Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 79 |
| (55 to 68) D | 60 | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not energy efficient - higher running costs | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|--|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 80 |
| (55 to 68) D | 59 | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Mill Road, Aveley

Offers in Excess of £300,000

- THREE BEDROOMS
- MID TERRACED HOUSE
- APPROX 36FT DOUBLE RECEPTION ROOM
- APPROX 120FT REAR GARDEN
- GROUND FLOOR BATHROOM
- CLOSE TO AMENITIES
- OFF STREET PARKING



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 uPVC door into:

Hallway

Radiator, fitted carpet, stairs to first floor.

Lounge

4.27m x 3.45m (14' 0" x 11' 4") > 3.32m (10' 11") Double glazed bay windows to front, radiator, fitted carpet.

Dining Room (Opening from Lounge)

3.57m x 3.4m (11' 9" x 11' 2") Double glazed windows to rear, radiator, fitted carpet.

Kitchen

3.42m x 2.68m (11' 3" x 8' 10") Windows to side, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space for cooker, space for free standing fridge freezer, under-stairs storage cupboard, hardwood door to side leading to side and rear garden, tile effect laminate flooring.



Bathroom

2.54m x 2.39m (8' 4" x 7' 10") > 1.46m (4' 9") Windows to rear, corner bath with shower attachment, low level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.28m x 3.43m (14' 1" x 11' 3") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.55m x 2.74m (11' 8" x 9' 0") Windows to rear, radiator, fitted carpet.

Bedroom Three

3.45m > 2.55m (11' 4" > 8' 4") x 2.67m (8' 9") Windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 120ft – Mostly hard standing with laid to lawn area to rear, double timber gates to rear.

Front Exterior

Mostly gravelled giving off street parking.