



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.  
Made with Metropix ©2019

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>77</b>
(55 to 68) <b>D</b>	<b>60</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>72</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	<b>54</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



## Tyne Gardens, Aveley

**£320,000**

- THREE BEDROOMS
- END OF TERRACE HOUSE
- IMMACULATE THROUGHOUT
- TWO RECEPTION ROOMS
- 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**

Double glazed window to side, radiator, under-stairs storage space, wood grain effect laminate flooring, stairs to first floor.

### **Lounge**

4.03m x 3.95m (13' 3" x 13' 0") > 3.6m (11' 10") Double glazed windows to front, radiator, wood grain effect laminate flooring.

### **Open Plan Dining Room**

2.8m x 2.66m (9' 2" x 8' 9") French doors to rear, radiator, wood grain effect laminate flooring.

### **Kitchen**

3.1m x 2.75m (10' 2" x 9' 0") Double glazed windows to rear and side, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for free standing fridge freezer, space and plumbing for washing machine, tiled splash backs, tile effect laminate flooring, uPVC door leading to side and rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, opaque double glazed windows to side, built in storage cupboard, wood grain effect laminate flooring.

### **Bedroom One**

3.67m x 3.13m (12' 0" x 10' 3") Double glazed windows to front, radiator, fitted wardrobes, wood grain effect laminate flooring.

### **Bedroom Two**

3.95m x 2.64m (13' 0" x 8' 8") Double glazed windows to rear, radiator, built in storage cupboard, wood grain effect laminate flooring.

### **Bedroom Three**

2.83m x 2.46m (9' 3" x 8' 1") Double glazed windows to front, radiator, wood grain effect laminate flooring.

### **Bathroom**

Opaque double glazed windows to rear, Victorian style free standing role-top bath with shower attachment, low level flush WC, hand wash basin, tiled walls, radiator, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately (33ft x 32ft - Fully paved, brick shed to rear, double brick shed to side, access to front via wrought iron gate.

### **Front Exterior**

Fully paved for off street parking.