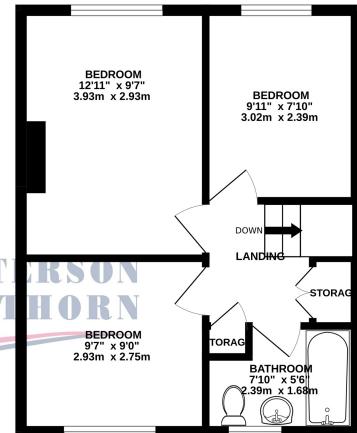
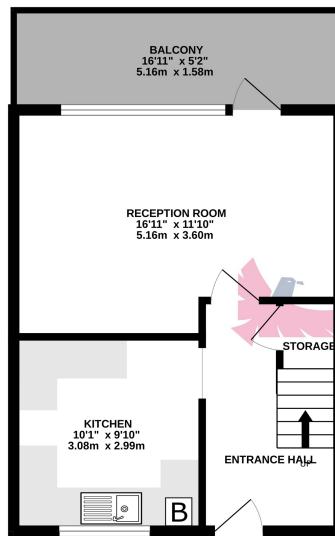


GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 identification 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 Metrix 72225

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 71 |
| (55-68) | D | 74 |
| (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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Romford Road, Aveley

£250,000

- THREE DOUBLE BEDROOM MAISONETTE
- TWO FLOORS
- GOOD CONDITION & WELL PRESENTED
- 120 YEARS REMAINING ON LEASE
- 16' RECEPTION ROOM WITH BALCONY
- POPULAR LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- CONVENIENT FOR OCKENDON & PURFLEET C2C STATIONS



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GROUND FLOOR

Communal Entrance

Via communal steps.

Front Entrance

Via composite door with obscure double glazed window opening into:

Entrance Hall

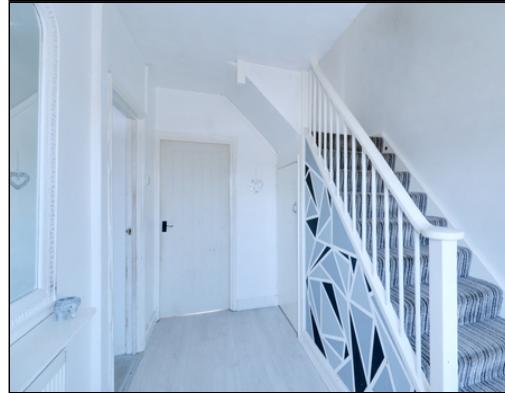
Double glazed windows to front, small built-in storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, under-stairs storage cupboard, stairs to first floor.

Reception

5.16m x 3.6m (16' 11" x 11' 10") Double glazed windows to rear, radiator, laminate flooring, uPVC framed double glazed single door to rear opening to:

Balcony

5.42m x 1.58m (17' 9" x 5' 2").



Kitchen

3.08m x 2.99m (10' 1" x 9' 10") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for American style fridge freezer, boiler, tiled splashbacks, radiator, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built in storage cupboard, fitted carpet.

Bedroom One

3.95m x 2.93m (13' 0" x 9' 7") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.03m x 2.39m (9' 11" x 7' 10") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.92m x 2.75m (9' 7" x 9' 0") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.37m x 1.7m (7' 9" x 5' 7") Obscure double glazed windows to front, panelled bath, shower, hand wash basin with vinyl tiled splashback, low level flush WC, part tiled walls, radiator, vinyl flooring.

EXTERIOR

Communal area and communal parking to front of block, accessed via Usk Road.