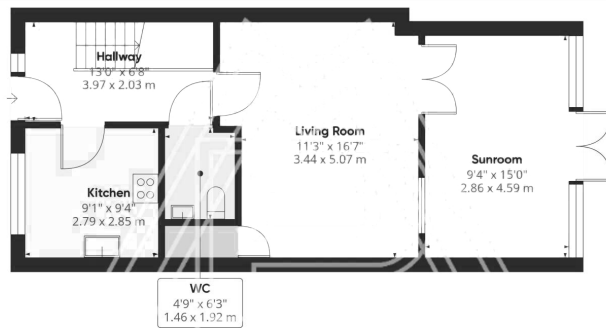
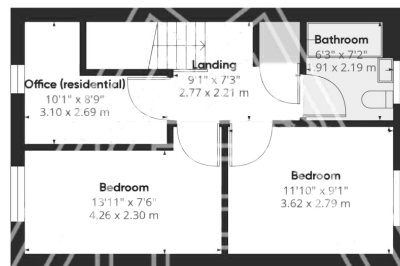




Ground Floor



Floor 1

Approximate total area[®]
961.86 ft²
89.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(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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Bumpstead Mead, Aveley

£360,000

- THREE BEDROOM TERRACED HOUSE
- GOOD CONDITION THROUGHOUT
- CONSERVATORY WITH FOOTINGS FOR EXTENSION
- GROUND FLOOR WC WITH DRAINAGE FOR WET ROOM
- LANDSCAPED REAR GARDEN
- ALLOCATED PARKING
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Under stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

Reception Room

5.08m x 3.86m (16' 8" x 12' 8") > 3.43m (11' 3") Double glazed windows to rear, radiator, two radiators, large built in storage cupboard, fitted carpet, uPVC framed double glazed double doors to rear opening into:

Conservatory

4.6m x 2.88m (15' 1" x 9' 5") Corrugated plastic roof, double glazed windows to rear, laminate flooring, double glazed double doors to rear opening to rear garden.

Note: Conservatory has footings for extension.

Ground Floor WC

1.84m x 1.45m (6' 0" x 4' 9") Low level flush WC, hand wash basin with tiled splash back, radiator. vinyl flooring.

Note: Ground floor WC has drainage for wet room.

Kitchen

2.87m x 2.79m (9' 5" x 9' 2") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, laminate splash backs, laminate flooring.

