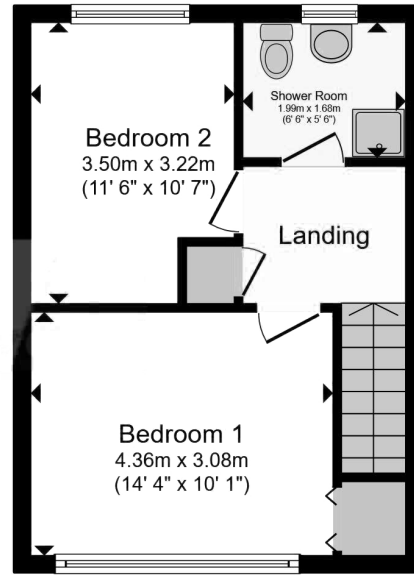


Ground Floor



First Floor

Total floor area 61.2 sq.m. (659 sq.ft.) approx

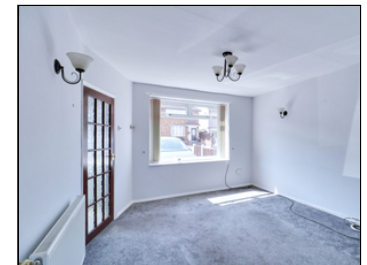
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.




Usk Road, Aveley

£325,000

- TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- 14' x 10' MAIN BEDROOM WITH WALK-IN-WARDROBE
- RE-FITTED SHOWER ROOM
- 45' REAR GARDEN (APPROX)
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- IDEAL FIRST TIME BUY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(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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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Eye-level storage cupboard housing and electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

4.12m x 3.64m (13' 6" x 11' 11") Double glazed windows to front, feature fireplace, built-in shelving, radiator, fitted carpet.

Kitchen / Diner

4.64m x 2.37m (15' 3" x 7' 9") Double glazed windows to rear, 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 appliance, tiled walls, radiator, part vinyl and part carpet flooring, large under stairs storage cupboard, aluminium framed obscure double glazed single door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet, built-in storage cupboards with radiator.

Bedroom One

4.3m x 3.08m (14' 1" x 10' 1") Double glazed windows to front, radiator, fitted carpet.



Walk-In Wardrobe

1.71m x 0.91m (5' 7" x 3' 0") Built-in shelving and clothes rails, boiler.

Bedroom Two (L-Shaped)

3.49m x 3.23m (11' 5" x 10' 7") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Shower Room

1.99m x 1.67m (6' 6" x 5' 6") Obscure double glazed windows to rear, low-level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 45' Part paved and part laid to lawn.

Front Exterior

Fully paved giving off street parking.

