





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		63
(39 to 54) E		
(21 to 38) F	28	
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	49	51
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

High Street, Aveley Guide Price £265,000

- GUIDE PRICE £265,000 TO £270,000
- TWO BEDROOMS
- COTTAGE
- DETACHED GARAGE
- IDEAL FIRST TIME BUY
- CHARACTER PROPERTY
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- BOOK UP A VIEWING TODAY!

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 front door leading into:

Lounge / Diner

7.17m x 3.6m (23' 6" x 11' 10") uPVC double glazed window, two radiators, feature fireplace with surround, under-stairs storage space, fitted carpet, stairs to first floor, access to:

Kitchen

3.22m x 2.62m (10' 7" x 8' 7") Range of matching wall and base units, rolled edge laminate work surfaces, stainless steel single bowl sink and drainer with mixer tap, space and plumbing for washing machine, fridge freezer, double radiator, integrated oven and four ringed electric hob, mosaic tiled splash backs, tiled flooring, uPVC double glazed door leading to rear garden.



FIRST FLOOR

Landing

Access to loft, deep filled storage cupboard, fitted carpet.

Bedroom One

3.3m x 3.7m uPVC double glazed window, double radiator, fitted carpet.

Bedroom Two

2.7m x 2.5m (8' 10" x 8' 2") uPVC double glazed window, radiator, fitted carpet.

Bathroom

Comprising spotlights to ceiling, panelled bath with hand held shower and screen, low level flush WC, hand wash basin inset within pedestal unit, heated towel rail, tiled splash backs, tiled flooring.



EXTERIOR

Rear Garden

Approximately 24ft x 10ft - Mostly laid to lawn with patio area, hard standing pathway leading to rear, shrub border to side, external lighting, external tap, detached garage to rear.

