


St Michaels Close, Aveley Offers in Excess of £325,000

- TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- GROUND FLOOR WC
- 14' x 12' RECEPTION ROOM
- MODERN CONSERVATORY WITH CENTRAL HEATING
- 16' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT
- OFF STREET PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER DEVELOPMENT
- EPC RATING D & COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(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 uPVC door opening into:

Entrance Hall

Tiled flooring, radiator, stairs to first floor, access to accommodation.

Reception Room

4.41m x 3.76m (14' 6" x 12' 4") Double glazed window to side, understairs storage cupboard, radiator, fitted carpet, uPVC framed double glazed sliding door to rear opening into:

Conservatory

3.91m x 2.88m (12' 10" x 9' 5") Double glazed windows throughout, modern gunmetal grey vertical radiator, fitted carpet, uPVC framed double glazed double doors to rear opening to rear garden, access to:

Integral Garage

5.14m x 2.62m (16' 10" x 8' 7") Metal up and over door to front, power and lighting, loft beams for storage.



Kitchen

3.01m x 1.88m (9' 11" x 6' 2") Spotlight bar to ceiling, double glazed windows to front, a range of matching wall and base units, laminate worksurfaces, circular sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, boiler, tiled flooring.

Ground Floor WC

2.04m x 0.74m (6' 8" x 2' 5") Obscure double glazed window to front, low level flush WC, hand wash basin, radiator, part tiled walls, vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, fitted carpet.

Bedroom One

3.77m x 2.74m (12' 4" x 9' 0") Double glazed windows to front, radiator, fitted wardrobes, built in storage cupboard, fitted carpet.

Bedroom Two

3.71m x 2.64m (12' 2" x 8' 8") Double glazed windows to rear, radiator, fitted wardrobes and vanity unit, fitted carpet.



Bathroom

1.94m x 1.87m (6' 4" x 6' 2") (Max) Obscure double glazed windows to side, low-level flush WC, hand wash basin set on base units, panelled bath with shower attachment, part tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 26' Laid to lawn.

Front Exterior

Landscaped front garden with artificial grass, remainder paved, off street parking in front of garage for two cars.

