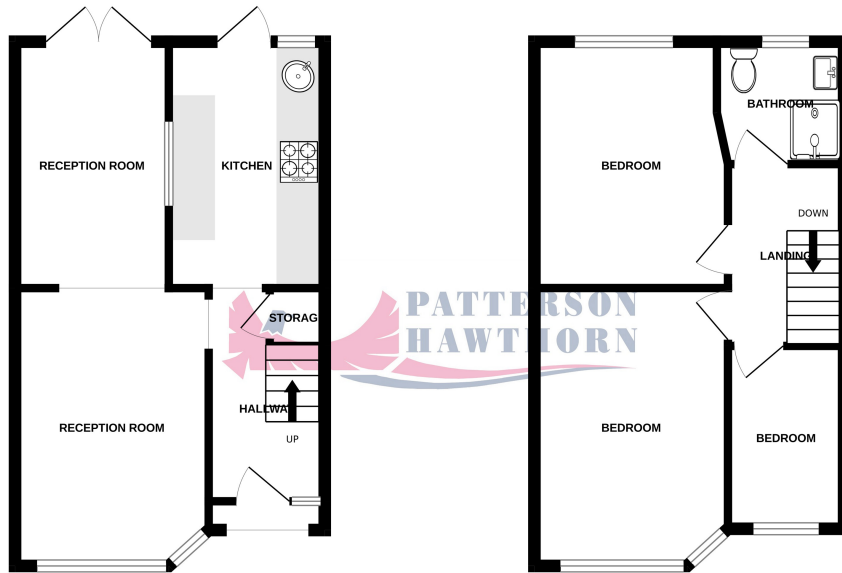


GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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 illustrative 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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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Manor Close, Aveley

GUIDE PRICE £380,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- TWO RECEPTIONS
- 50' BEAUTIFULLY MAINTAINED REAR GARDEN WITH LOG CABIN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CUL-DE-SAC LOCATION
- CLOSE TO AVELEY TOWN CENTRE
- EASY ACCESS TO BUSES, MAJOR ROADS & LAKESIDE SHOPPING



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

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

Reception Room One

3.97m x 2.78m (13' 0" x 9' 1") Double glazed windows to front, radiator, laminate flooring.

Reception Room Two (Open plan from Reception Room One)

3.52m x 2.2m (11' 7" x 7' 3") Open hatch through to kitchen, radiator, laminate flooring, feature fireplace, uPVC framed double glazed windows & double doors and to rear opening to rear garden.

Kitchen

3.56m x 2.23m (11' 8" x 7' 4") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, circular sink with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, space and plumbing for dishwasher, mosaic tiled splash backs, tiled flooring, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling, double glazed windows to side, over-stairs storage cupboard, fitted carpet.

Bedroom One

4.15m x 2.78m (13' 7" x 9' 1") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

3.56m x 2.78m (11' 8" x 9' 1") > 2.63m (8' 8") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.65m x 1.68m (8' 8" x 5' 6") Double glazed windows to front, radiator, laminate flooring.

Shower Room

1.81m x 1.75m (5' 11" x 5' 9") Inset spotlights to ceiling, double glazed windows to rear, low level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 50' (To front of Outbuilding) Immediate patio, followed by laid to lawn area with raised flowerbed borders, bush and plant border, raised decking area, access to front via metal gate.

Timber Log Cabin

4.22m x 3.64m (13' 10" x 11' 11") Power and lighting.

Front Exterior

Laid to decorative pebbles, front garden with hard standing path.