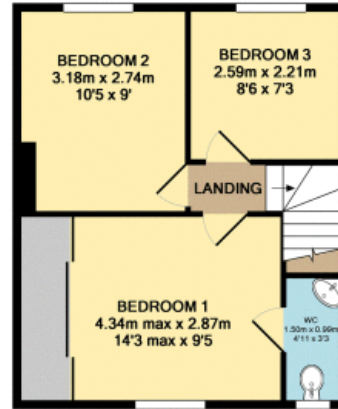


GROUND FLOOR
APPROX. FLOOR
AREA 66.3 SQ.M.
(714 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.9 SQ.M.
(397 SQ.FT.)


TOTAL APPROX. FLOOR AREA 103.2 SQ.M. (1111 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Hall Terrace, Aveley

£342,500

- GUIDE PRICE £342,500 - £360,000
- THREE / FOUR BEDROOMS
- SEMI DETACHED HOUSE
- CONSERVATORY
- OFF STREET PARKING
- IDEAL FIRST TIME BUY
- REFURBISHED & MAINTAINED TO A HIGH STANDARD
- VIEWING HIGHLY RECOMMENDED

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

Hallway

Fitted carpet.

Kitchen

Double glazed window.

Lounge

Double glazed windows.

Conservatory.

Double glazed windows.

Ground Floor Bedroom

Double glazed window.

Ground Floor Bathroom

Opaque double glazed window.



FIRST FLOOR

Landing

Bedroom One

Double glazed window.

Bedroom Two

Double glazed window.

Bedroom Three

Double glazed window.

EXTERIOR

Rear Garden (Triangular Shaped)

Front Exterior

Off street parking.

