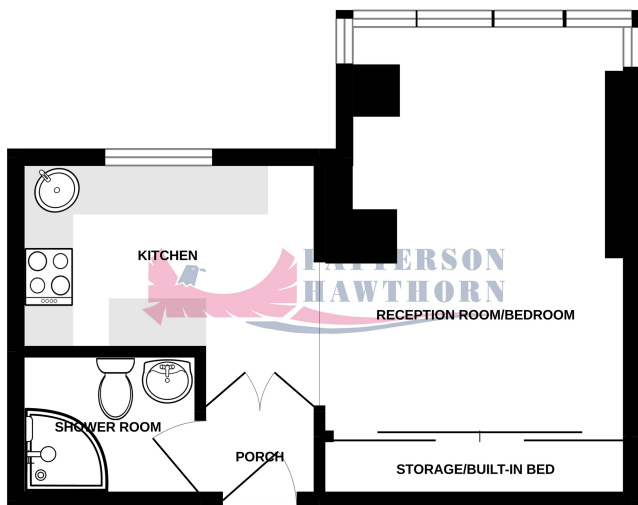


GROUND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 273 sq.ft. (25.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	75	79
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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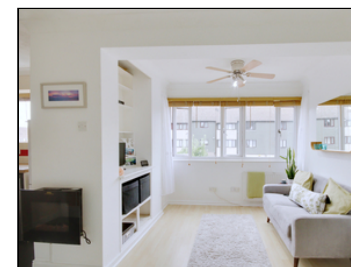
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## Teviot Avenue, Aveley

£140,000

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- 14' RECEPTION/BEDROOM WITH BUILT IN STORAGE & FOLD-AWAY BED
- ALLOCATED PARKING & COMMUNAL GARDENS
- POPULAR LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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## GROUND FLOOR

### **Communal Entrance**

Via security phone-entry system, stairs to:

## FIRST FLOOR

### **Front Entrance**

Via hardwood door, opening into:

### **hallway**

Radiator, tile effect laminate flooring.

### **Reception/Bedroom**

4.47m x 3.08m (14' 8" x 10' 1") > 2.55m (8' 4"). Double glazed windows to front, built-in storage & shelving units, radiator, laminate flooring, fitted wardrobes with pull-down double bed.



### **Kitchen**

2.93m x 2.58m (9' 7" x 8' 6") > 1.97m (6' 6"). Double glazed windows to front, a range of matching wall and base units, laminated work surfaces, inset sink with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for further free-standing fridge freezer, tiled splash backs, tile effect laminate flooring.

### **Shower Room**

1.88m x 1.51m (6' 2" x 4' 11"). Low-level flush WC, hand wash basin, electric shower cubicle, heated hand towel rail, tiled walls, tiled flooring.

## EXTERIOR

### **Front Exterior**

Communal gardens, one (permit) allocated parking space.