

End of Terrace: Aveley

**Guide Price
£225,000**

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

For sale by Auction on the 9th December 2020 in conjunction with
Dedman Gray Auctioneers.

An end of terrace period cottage requiring modernisation.

DETAILS

A 2 bedroom end of terrace period cottage with garden requiring modernisation located in Aveley with great transport links. The property is close to local amenities including Kennington Park.

LOCATION

Located on the edge of Aveley approximately 1.5 miles to the A13 and approximately 3.6 miles to Rainham Railway Station.

THE PROPERTY

Ground Floor

- Kitchen - 4.3m x 2.9m (14'2 x 9'8)

- Lounge - 4.3m x 3.7m (14'2 x 12'1)
- Bathroom
- Lobby

First Floor

- Master bedroom - 4.3m x 3.8m (14'2 x 12'6)
- Bedroom 2 - 4.3m x 2.9m (14'2 x 9'8)

EXTERNALLY

There is a garden laid to grass at the front of the property and garden to the rear of the property laid to grass with a small patio area. There is parking for one car to the rear of the property, access is gained over a private roadway with no formal right of way.

SERVICES

We understand that mains water, gas and electricity are connected.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band E.

TENURE

The property is to be sold freehold with vacant possession.

METHOD OF SALE

For sale by Auction on the 9th December 2020 in conjunction with Dedman Gray Auctioneers.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

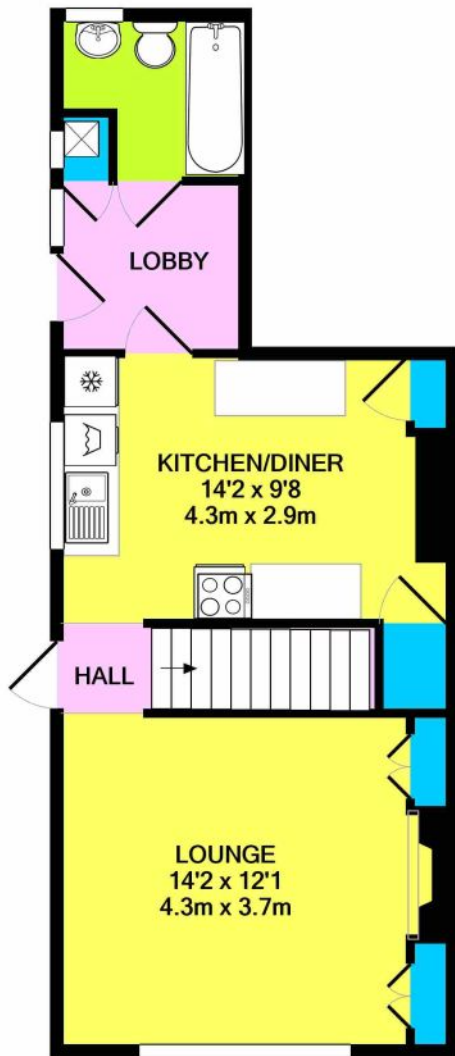
VIEWING

Strictly by appointment with Dedman Gray Auctioneers 01702 311010. Viewing of the property is entirely at the risk of the enquirer. Neither

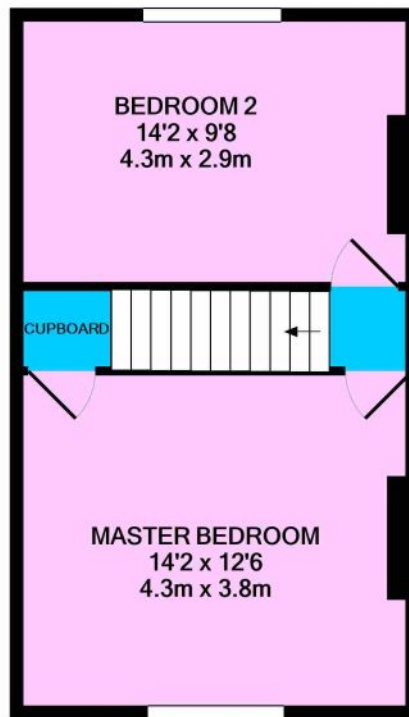
Whirledge & Nott nor the vendor accept any responsibility for any damage,
injury or accident during viewing.

**Whirledge
&Nott**

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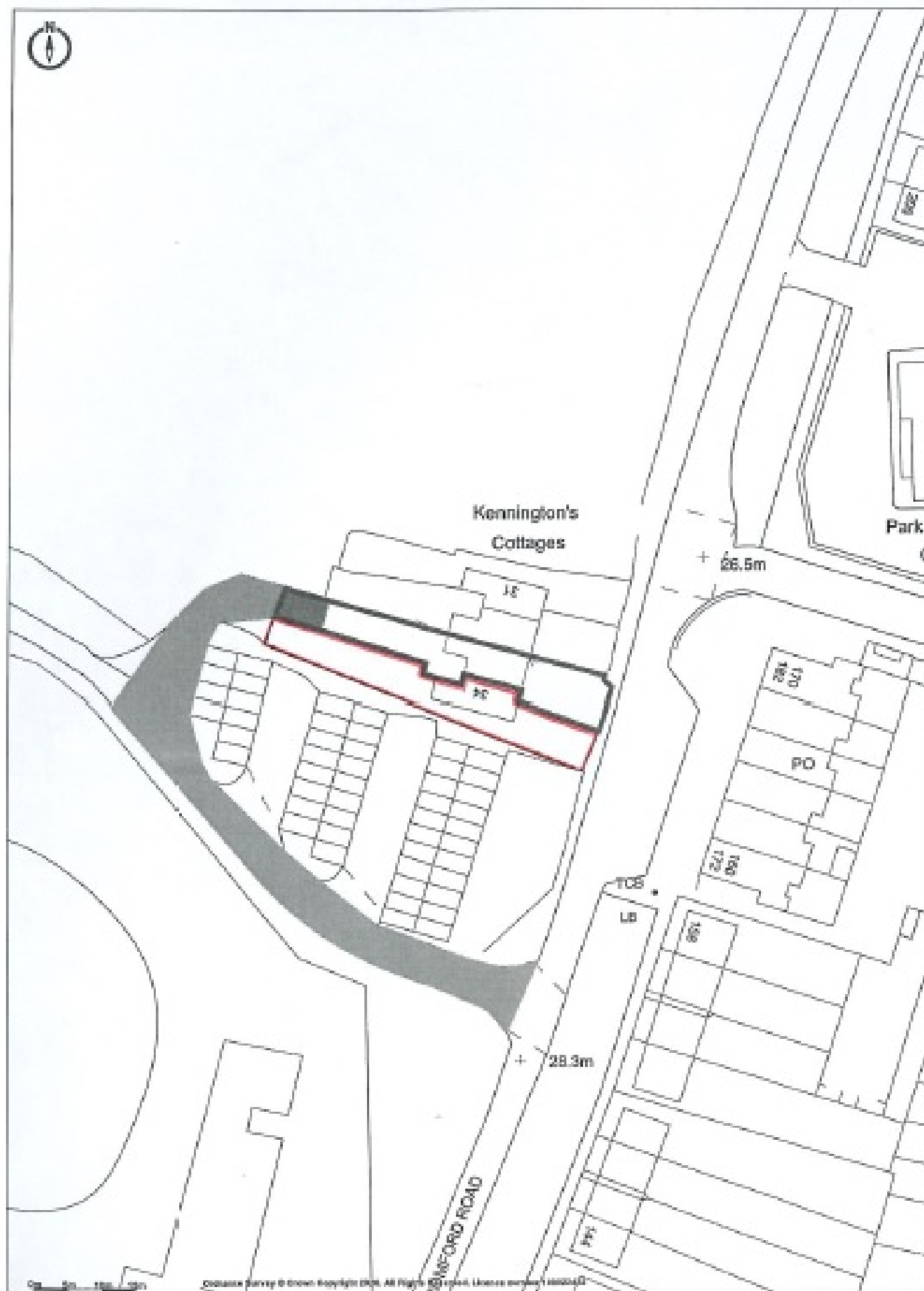
GROUND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

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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