



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

CRESCENT WAY

AVELEY | ESSEX | RM15 4TJ



PRICE:- GUIDE PRICE £310,000

This **THREE BEDROOM** traditional brick-built family home is being sold with the benefit of a **NO ONWARD CHAIN** and ideally located in a **CUL-DE-SAC** location, just off Junction 30, M25. Within a short distance to **LAKESIDE SHOPPING CENTRE**, the house is walking distance to Aveley Village, where there are several local amenities, including shops and schools. Call our sales team on 01708851999 to arrange a viewing. We look forward to helping you move.



THREE BEDROOM



CUL-DE-SAC LOCATION



NO ONWARD CHAIN



BRICKBUILT CONSTRUCTION



COUNCIL TAX BAND C



MD-TERRACED HOUSE



TWO RECEPTION ROOMS



REAR ACCESS



DOUBLE GLAZED



EPC RATING F -32

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/81fee49ae6604da58152923f7b194322/>

WALK-THROUGH VIDEO LINK

<https://player.vimeo.com/video/546064956>

Hall

10' 2" x 6' 0" (3.09m x 1.82m)

Lounge

12' 0" x 11' 9" (3.65m x 3.57m)

Dining Room

11' 1" x 9' 3" (3.37m x 2.82m)

Kitchen

11' 7" x 8' 8" (3.54m x 2.64m)

First Floor Landing

8' 9" x 7' 2" (2.67m x 2.18m)

Bedroom One

11' 7" x 9' 0" (3.54m x 2.75m)

Bedroom Two

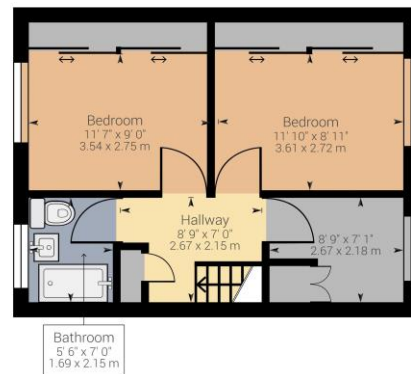
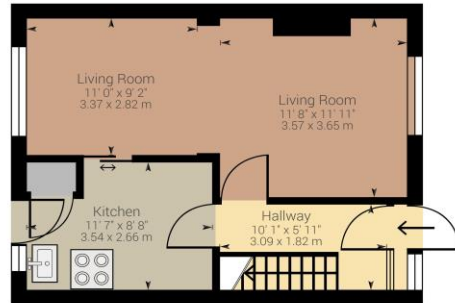
11' 10" x 8' 11" (3.61m x 2.72m)

Bedroom Three

8' 9" x 7' 2" (2.67m x 2.18m)

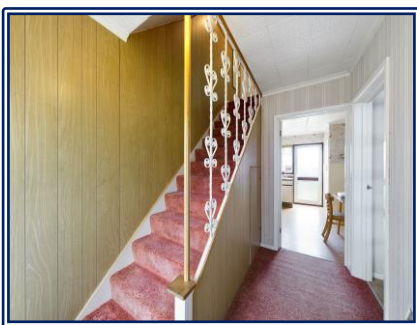
Family Bathroom

7' 1" x 5' 7" (2.15m x 1.69m)



Approximate net internal area: 412.12 ft² / 38.29 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



VIEWING BY APPOINTMENT VIA M & P ESTATES

Telephone:- 01708 851999

CONVEYANCING

We can provide you with a Free No Obligation quotation for conveyancing purposes which includes:-

- No sale – no fee
- Fixed inclusive fees
- Client liaison team
- Weekly progress reports to you
- On-line tracking
- SMS instant text updates

AGENTS NOTE:

1. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to M & P Estates not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
2. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
3. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through M & P Estates Limited.

Energy performance certificate (EPC)

12 CRESCENT WAY
AVELEY
RM15 4TJ

Energy rating

F

Valid until

21 April 2031

Certificate number

5739-1724-8000-0622-5222

Property type

Mid-terrace house

Total floor area

81 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy performance.](#)