



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

MILL FIELD WAY

SOUTH OCKENDON | ESSEX | RM15 4ET



PRICE:- GUIDE PRICE £350,000

Guide Price £360,000 - Offered chain free, this modern, new build two-bedroom terraced home, with two parking spaces, is situated in a sought-after development in the heart of Aveley, with good access to local amenities. Aveley Village is just a short stroll away, including local shops, schools, and a post office. Within approx. 10 minutes driving distance, you will find the fantastic Intu Lakeside shopping centre, along with Thurrock retail parks, which host a variety of restaurants and shops, including Ikea, Tim Hortons and Costco. Bus links are also conveniently situated within easy walking distance, meaning you can easily access the village, South Ockenden & Thurrock.



TWO BEDROOM



GROUND FLOOR CLOAKROOM



CONCIL TAX BAND C - £1,542.32



OFF-STREET PARKING



GAS RADIATOR CENTRAL HEATING



TERRACED HOUSE



EPC RATING B - 84



STYLISH KITCHEN



MODERN BATHROOM



DOUBLE GLAZED

Accommodation comprises:-

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/9e5eca4bedb64f3a8cbace626dc4b5c0/>

Lounge

15' 7" x 9' 8" (4.76m x 2.95m)

Kitchen/Diner

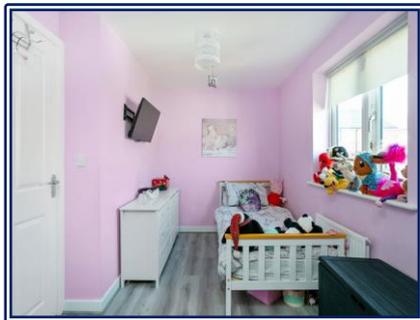
12' 8" x 8' 1" (3.87m x 2.47m)

Bedroom One

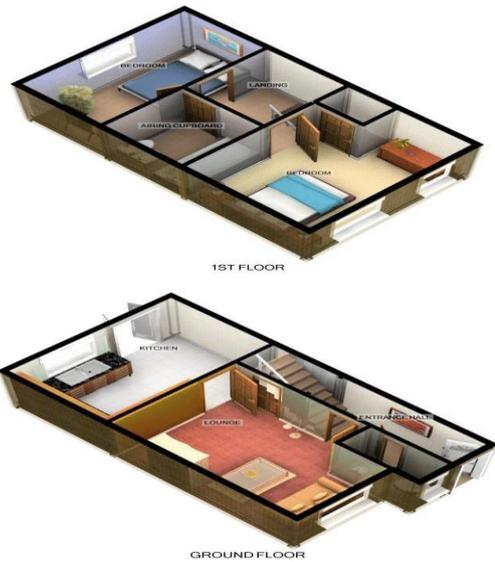
12' 9" x 9' 6" (3.88m x 2.89m)

Bedroom Two

12' 9" x 8' 2" (3.89m x 2.50m)



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.
Made with Metropix ©2019



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix ©2019

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)

20, Mill Field Way
Aveley
SOUTH OCKENDON
RM15 4ET

Energy rating

B

Valid until: **31 October 2028**

Certificate number: **8798-7139-6709-9119-8906**

Property type **Mid-terrace house**

Total floor area **59 square metres**

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60