

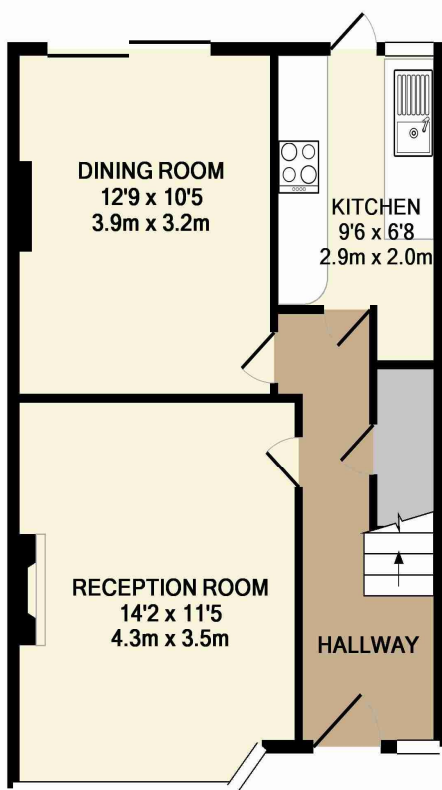
# Ambleside Avenue

**£295,000**

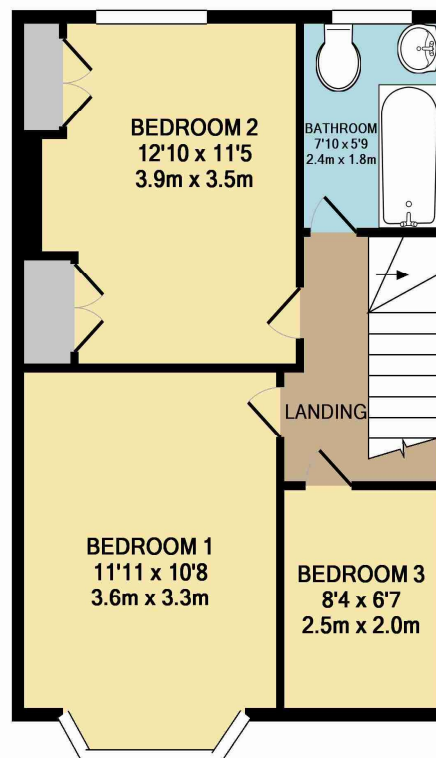


**A well presented three bedroom terrace located within easy reach to local amenities and Elmers End Train Station and Tram. The ground floor comprises two reception rooms and kitchen. The first floor comprises two double bedrooms and one single bedroom and a three piece bathroom suite. The property benefits from a garage at the rear, gas central heating and double**





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><b>Energy Efficiency Rating</b></p> <p>Most energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p>			
63	70	57	65
<p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>EU Directive 2002/91/EC</p>			

**Disclaimer:** Please note these particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.