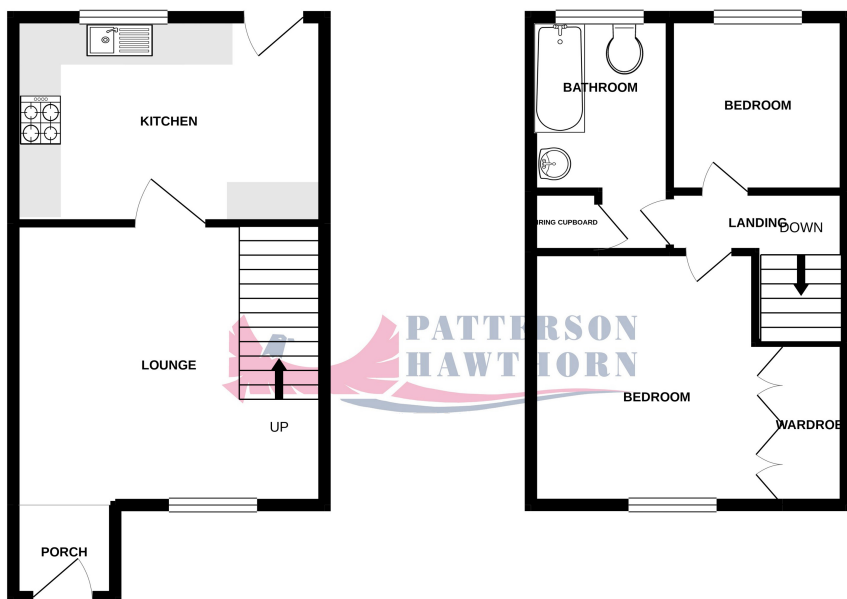


GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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St Michaels Close, South Ockendon

£269,500

- TWO BEDROOMS
- RECENTLY REFURBISHED
- NO ONWARD CHAIN
- POPULAR LOCATION
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE
- LARGE PRIVATE PARKING AREA
- IDEAL FIRST TIME BUY
- REAR ACCESS



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Living Room

4.81m x 3.37m (15' 9" x 11' 1") Inset spotlights to ceiling, double glazed windows to front, two radiators, wood grain effect laminate flooring, stairs to first floor.

Kitchen

3.37m x 2.34m (11' 1" x 7' 8") > 2.02m (6' 8") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for appliance, breakfast bar area, radiator, tiled splash backs, tile effect vinyl flooring, hardwood door to rear opening to rear garden.



Bedroom One

3.46m x 3.31m (11' 4" x 10' 10") into fitted wardrobe > 2.32m (7' 7") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

2.41m x 1.84m (7' 11" x 6' 0") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

3.14m x 1.43m (10' 4" x 4' 8") Opaque double glazed windows to rear, low level flush WC, panelled bath with shower attachment, hand wash basin, built-in storage cupboard housing water tank, chrome hand towel radiator, tiled splash backs, wood grain effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 36ft - Patio area, decking area to rear, remainder laid to lawn, access to rear via timber gate.

Front Exterior

Laid to lawn with hard standing path.