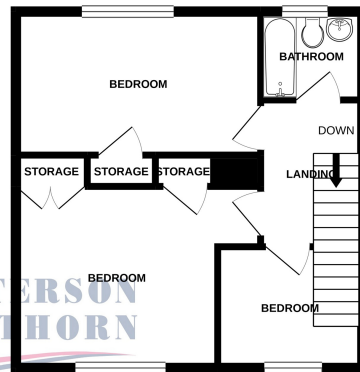
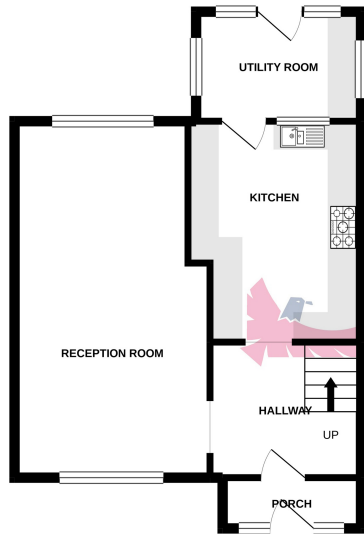


GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq ft. (81.4 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 as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	68	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## Cawdor Avenue, SOUTH OCKENDON £325,000

- THREE BEDROOM TERRACED HOUSE
- GOOD CONDITION THROUGHOUT
- 20' RECEPTION ROOM
- UTILITY ROOM
- POTENTIAL TO EXTEND STPP
- OVER 50' WELL-MAINTAINED REAR GARDEN
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE
- POTENTIAL OFF STREET PARKING FOR TWO CARS



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, opaque double glazed windows to front, tiled flooring, hardwood door opening into:

### **Hallway**

Built in storage cupboard housing gas meter and fuse box, under-stairs storage cupboard, radiator, fitted carpet, stairs to first floor.

### **Reception Room**

6.3m x 3.39m (20' 8" x 11' 1") > 3.12m (10' 3") Double glazed windows to front and rear, two radiators, feature fireplace, laminate flooring.

### **Kitchen**

3.82m x 2.99m (12' 6" x 9' 10") Double glazed windows to rear, inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, two integrated ovens, five ringed gas hob, extractor hood, integrated fridge, integrated freezer, breakfast bar area, radiator, tiled splash backs, tiled flooring, uPVC door to rear opening into:

### **Utility Room**

2.86m x 1.9m (9' 5" x 6' 3") Opaque windows to both sides and rear, laminate work surface, space and plumbing for washing machine, two base units, tile effect vinyl flooring, hardwood door to rear opening into rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down stepladder leading to partially boarded loft, fitted carpet.

### **Bedroom One**

3.49m x 3.15m (11' 5" x 10' 4") Double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

### **Bedroom Two**

4.24m x 2.48m (13' 11" x 8' 2") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Three**

2.79m x 2.25m (9' 2" x 7' 5") Double glazed windows to front, radiator, fitted carpet,

### **Bathroom**

2.0m x 1.62m (6' 7" x 5' 4") Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, panelled bath with shower attachment, separate shower, radiator, heated towel rail, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 51ft - Immediate patio area, raised decking area to rear, remainder laid to lawn, one timber shed, one block built shed, access to front via timber gate.

### **Front Exterior**

Laid to pebbles giving potential off street parking.