





**Energy Efficiency Rating**

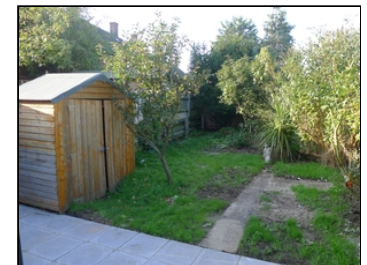
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	52	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	51	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Fullarton Crescent, South Ockendon  
£325,000**

- THREE BEDROOMS
- EXTENDED TO REAR
- SUPERBLY REFURBISHED THROUGHOUT
- MODERN LIVING
- BI-FOLDING DOORS
- VIEWING HIGHLY RECOMMENDED
- IDEAL FIRST TIME BUY/INVESTMENT
- CHAIN FREE



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door with opaque feature window into:

### **Hallway**

Radiator, wood grain effect laminate flooring, stairs to first floor.

### **Lounge**

4.1m x 4.0m (13' 5" x 13' 1") Double glazed windows, double radiator, access to:

### **Open Plan Kitchen / Family & Dining Area**

7.26m x 5.0m (23' 10" x 16' 5") Kitchen; range of matching wall and base units, laminate work surfaces, Lamona five ringed gas hob with matching stainless steel extractor hood and oven, integrated dishwasher, one and half bowl inset sink and drainer with mixer tap, American style fridge freezer with ice machine, deep filled storage cupboard with space and plumbing for washing machine, family area; tiled splash back areas, spotlights to ceiling, two radiators, skylight window to ceiling, further spotlights and uPVC framed double glazed bi-folding doors leading to garden.

## **FIRST FLOOR**

### **Landing**

Deep filled storage cupboard housing gas central combination boiler, access to loft, fitted carpet.

### **Bedroom One**

3.47m x 3.28m (11' 5" x 10' 9") Double glazed window, radiator, fitted carpet.

### **Bedroom Two**

3.5m x 3.0m (11' 6" x 9' 10") Double glazed window, radiator, fitted carpet.

### **Bedroom Three**

3.3m x 2.26m (10' 10" x 7' 5") Double glazed window, radiator, built in storage cupboard with built in shelving, fitted carpet.

### **Bathroom**

Comprising white three piece suite, curved bath with shower and screen and hand held telephone style shower, inset spotlights to ceiling, low level flush WC, hand wash basin, heated towel rail, opaque double glazed window, wood grain effect laminate flooring.

## **EXTERIOR**

### **Rear Garden**

12.5m x 6.5m (41' 0" x 21' 4") Immediate patio area, remainder laid to lawn, external lighting, external electric points, external water tap, side access via tunnel-link to front of property.

### **Front Exterior**

Hard standing with external lighting and potential for off street parking for two vehicles.

