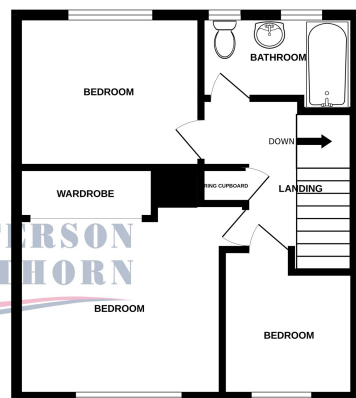
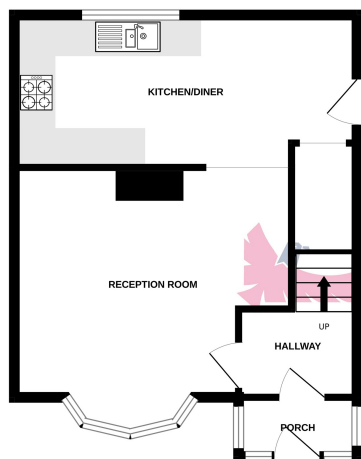


GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Easington Way, South Ockendon

Guide Price £350,000

- THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 15' RECEPTION ROOM AND 18' KITCHEN/DINER
- 41' REAR GARDEN & ADDITIONAL FRONT GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to both sides and front, storage cupboards, laminate flooring, second front entrance via hardwood door opening into:

Hallway

Eye-level storage cupboard housing fuse box and electricity meter, radiator, laminate flooring, stairs to first floor.

Reception Room

4.74m x 3.82m (15' 7" x 12' 6") Double glazed bay windows to front radiator, fitted carpet.

Kitchen / Diner

5.76m x 2.55m (18' 11" x 8' 4") Double glazed windows to rear, a range matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, vinyl flooring, under stairs storage cupboard, uPVC door to side opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, opaque double glazed window to side, airing cupboard, fitted carpet.

Bedroom Two

3.77m (Into fitted wardrobes) x 3.41m (12' 4" x 11' 2") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.1m x 2.65m (10' 2" x 8' 8") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.48m x 2.24m (8' 2" x 7' 4") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.6m x 1.38m (8' 6" x 4' 6") Double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 41' Immediate wrap-around patio, remainder laid to lawn, timber shed, access to front via timber gate.

Front Garden

Paved pathway, remainder laid to decorative pebbles.