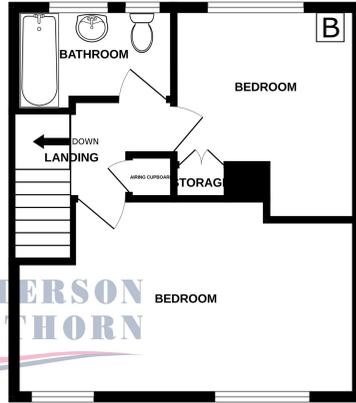
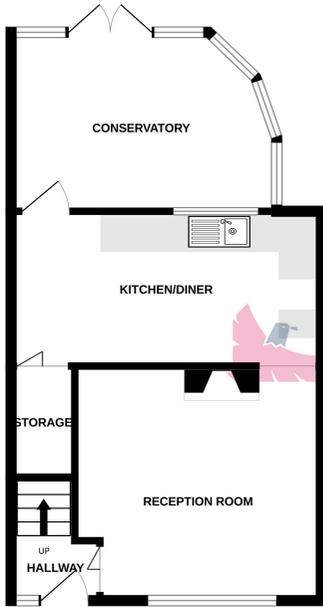


GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(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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Annifer Way, South Ockendon £310,000

- TWO BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- POTENTIAL TO CONVERT INTO THREE BEDROOMS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 1 MILE TO OCKENDON C2C STATION
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING



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GROUND FLOOR

Front Entrance

Via aluminium framed door opening into:

Hallway

Opaque double glazed windows to front, small eye-level storage cupboard housing electricity meter and fuse box, radiator, fitted carpet, stairs to first floor.

Reception Room

3.98m x 3.8m (13' 1" x 12' 6") Double glazed windows to front, feature Victorian style fireplace.

Kitchen / Diner

5.01m x 2.51m (16' 5" x 8' 3") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap. space for double cooker, space and plumbing for washing machine, tiled splash backs, radiator, tiled flooring, under stairs storage cupboard, aluminium framed door to rear opening into:



Conservatory

4.19m x 2.9m (13' 9" x 9' 6") Double glazed windows throughout, radiator, tiled flooring, radiator, wooden framed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

5.67m x 3.2m (18' 7" x 10' 6") (Max) Double glazed windows to front, two radiators, laminate flooring.

Bedroom Two

3.34m x 2.97m (10' 11" x 9' 9") (max). Double glazed windows to rear, radiator, boiler, built-in storage cupboard, fitted carpet.

Bathroom

2.58m x 1.66m (8' 6" x 5' 5") (Max) Opaque double glazed windows to rear, panelled bath with shower attachment, low-level flush WC, hand wash basin, part tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40' Mostly paved with flowerbed borders, raised decking area with timber pagoda, block shed to rear, access to front via metal gate through shared walkway.

Front Exterior

Fully paved giving off street parking.

