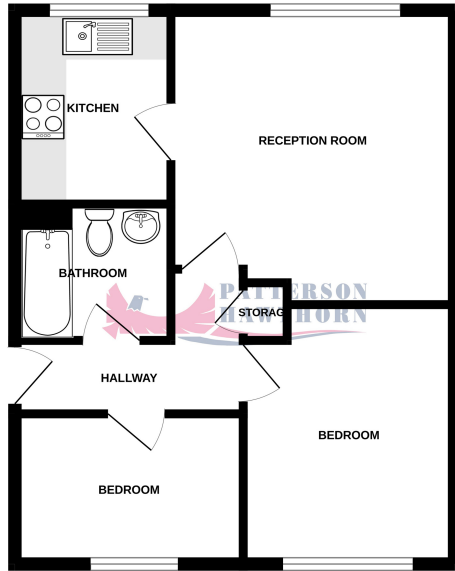


GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA - 470 sq ft. (43.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of flats, windows, doors 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, contents and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with MyHomeSpace

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Gidea Close, South Ockendon £215,000

- TWO BEDROOMS GROUND FLOOR FLAT
- NO ONWARD CHAIN
- EXTENDED LEASE WITH OVER 180 YEARS REMAINING
- NEW FLOORING & REDECORATED THROUGHOUT
- ALLOCATED PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via Hardwood door, opening into:

Entrance Hall

Built-in storage cupboard, laminate flooring.

Reception Room

3.95m x 3.8m (13' 0" x 12' 6"). Double glazed windows to rear, laminate flooring.

Kitchen

2.6m x 2.1m (8' 6" x 6' 11"). Double glazed windows to rear, a range of matching wall and base units, laminated worksurfaces, inset sink and drainer, space for cooker, space and plumbing for washing machine, tiled splash backs, vinyl flooring.

Bedroom One

3.48m x 2.83m (11' 5" x 9' 3"). Double glazed windows to front, laminate flooring.



Bedroom Two

3.06m x 2m (10' 0" x 6' 7"). Double glazed windows to front, laminate flooring, wall mounted electric heater.

Bathroom

2.08m x 1.83m (6' 10" x 6' 0"). Low-level flush WC, hand wash basin with tiled splashback, panel bath, shower, part tiled walls, vinyl flooring.



EXTERIOR

Front Exterior

One allocated parking space.

