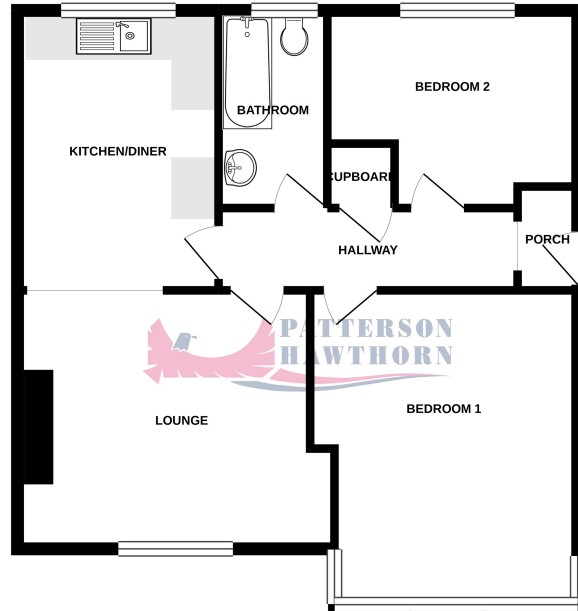


GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.  
While 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.  
Made with Measure (2012)

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>		
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>	66	70
(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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## Teviot Avenue, South Ockendon £190,000

- TWO DOUBLE BEDROOMS GROUND FLOOR FLAT
- NO ONWARD CHAIN
- 14' MASTER BEDROOM, 13' RECEPTION ROOM & 12' KITCHEN DINER
- ALLOCATED PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY / INVESTMENT



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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system into:

### **Private Front Entrance**

Via hardwood door opening into porch, radiator, laminate flooring.

### **Hallway**

Built-in storage cupboard, laminate flooring

### **Reception Room**

4.08m x 3.64m (13' 5" x 11' 11") Double glazed windows to front, radiator, laminate flooring.

### **Kitchen**

3.91m x 2.82m (12' 10" x 9' 3") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space and plumbing for washing machine, space for fridge, space for freezer, space for cooker, radiator, tiled splash backs, vinyl flooring.



### **Bedroom One**

4.5m x 3.29m (14' 9" x 10' 10")  
Double glazed windows to front, radiator, laminate flooring

### **Bedroom Two**

3.52m x 2.73m (11' 7" x 8' 11")  
Double glazed windows to rear, radiator, laminate flooring.



### **Bathroom**

3.06m x 1.39m (10' 0" x 4' 7")  
Opaque double glazed windows to rear, low level flush WC, panelled bath with shower attachment, hand wash basin, tiled splash backs, radiator, tiled flooring.