


GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(45.9 SQ.M.)


TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Foyle Drive, South Ockendon

Guide Price £320,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- REFURBISHED THROUGHOUT
- LANDSCAPED GARDEN
- GARAGE
- OFF STREET PARKING
- VIEWING HIGHLY RECOMMENDED
- TIMBER FRAMED HOUSE (LIMITED MORTGAGE LENDERS) PLEASE CALL FOR MORE DETAILS





GROUND FLOOR

Front Entrance

Via aluminium security door with double locks into storm porch, inset spotlight to ceiling, radiator to side, tiled flooring, second door hardwood with fixed window panels into:

Lounge

6.02m x 4.03m (19' 9" x 13' 3") Covling to ceiling, uPVC framed double glazed tilt and turn windows with integrated blinds to front, radiator to front, under-stairs storage cupboard, log burner inset within brick-built fireplace with oak mantle piece, wood grain effect laminate flooring, stairs to first floor.

Kitchen / Diner

6.02m x 2.78m (19' 9" x 9' 1") Covling to ceiling, uPVC framed double glazed tilt and turn windows with integrated blinds and external electric security shutters, range of matching wall and base units, oak work surface, double butler sink with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated freezer, integrated fridge, integrated dishwasher, integrated washing machine, tiled splash backs, wood grain effect tiled flooring, rear doors opening to garden are uPVC framed with fixed double glazed window panels, integrated shutter blinds and external electric security shutters

FIRST FLOOR

Landing

Covling to ceiling, uPVC framed double glazed fixed tilt and turn window with integrated blinds to side, built in storage cupboard, wood grain effect laminate flooring.

Bedroom One

4.15m x 3.13m (13' 7" x 10' 3") Covling to ceiling, uPVC framed double glazed tilt and turn windows with integrated blinds to front, radiator to front, wood grain effect laminate flooring.

