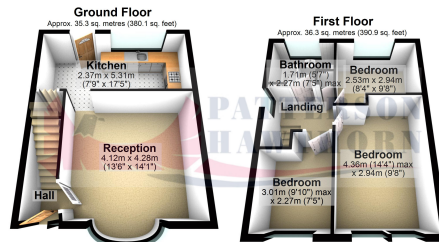


Total area: approx. 71.6 sq. metres (771.0 sq. feet)



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Nare Road, South Ockendon

Guide Price £375,000

- THREE BEDROOM END OF TERRACE HOUSE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- 48' x 23' LANDSCAPED REAR GARDEN WITH PORCELAIN TILES & COMPOSITE DECKING
- ADDITIONAL FRONT GARDEN
- 2022 17' RE-FITTED KITCHEN
- NEW BOILER 2021
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- SHARED OFF STREET PARKING & AMPLE ON STREET PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(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.



GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

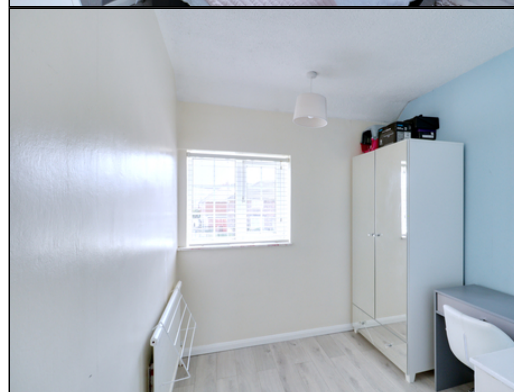
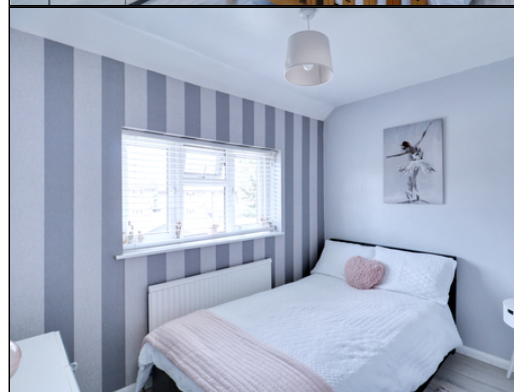
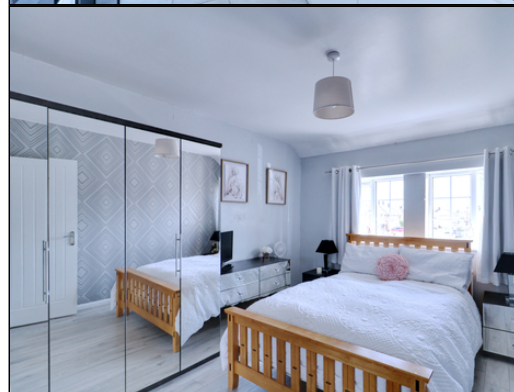
Obscure double glazed windows to front, gunmetal grey radiator, laminate flooring, eye-level storage cupboard housing electricity meter, stairs to first floor.

Reception Room

4.28m x 4.12m (14' 1" x 13' 6") Double glazed bay windows to front, radiator, laminate flooring.

Kitchen / Diner

5.31m x 2.37m (17' 5" x 7' 9") Double glazed windows to rear, a range of integrated handled matching wall and base units, laminate worksurfaces, inset sink and drainer with extendable mixer tap, integrated oven and integrated combi microwave oven, space and plumbing for washing machine, space for American style fridge freezer, four ring induction hob, extractor hood, laminate splashbacks, tiled flooring, large understairs storage cupboard, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, double glazed windows to side, built-in storage cupboards, fitted carpet.

Bedroom One

4.36m (Max) x 2.94m (14' 4" x 9' 8") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

2.94m x 2.53m (9' 8" x 8' 4") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

3.01m x 2.27m (9' 11" x 7' 5") Double glazed windows to rear, radiator, laminate flooring.

Bathroom

2.27m x 1.71m (Max) (7' 5" x 5' 7") Obscure double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, shower, chrome hand towel radiator, part tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 48' x 23' Part laid to porcelain patio, part laid to lawn and part laid to composite decking, metal shed, access to front via timber gate.

Front Exterior

Laid to lawn front garden with bush borders, hard standing shared driveway to side giving off street parking.