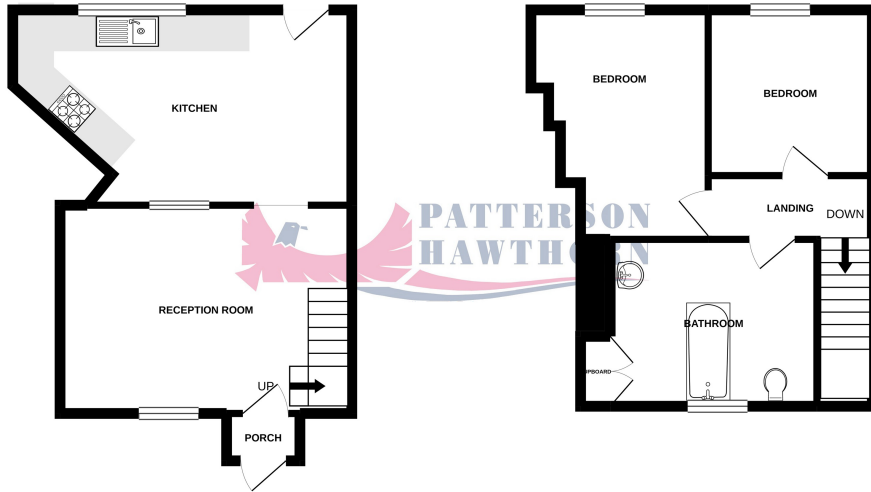



GROUND FLOOR


1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		90
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	60	
(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 (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	56	
(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	

North Road , South Ockendon Guide Price £325,000

- TWO DOUBLE BEDROOMS
- TERRACED PERIOD COTTAGE
- BEAUTIFUL RURAL LOCATION
- GARDEN APPROX 190FT
- BACKING ON TO OPEN FIELDS
- WELL MAINTAINED THROUGHOUT
- OFF STREET PARKING FOR TWO CARS
- NO ONWARD CHAIN
- GUIDE PRICE £325,000 - £340,000



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 Hardwood door into porch, second hard wood door opening into:

Lounge

4.91m x 3.37m (16' 1" x 11' 1") Double Glazed windows to front, radiator, hardwood flooring, feature fireplace, stair to first floor.

Kitchen / Diner

5.71m x 3.12m (18' 9" x 10' 3") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for double cooker, radiator, tiled flooring, hardwood stable-style door to rear opening to rear garden.

FIRST FLOOR

Landing

Radiator, hardwood flooring.



Bedroom One

12' 9" x 9' 8" (3.89m x 2.95m) Loft hatch to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

8' 10" x 8' 8" (2.69m x 2.64m) Double glazed windows to rear, radiator, wood grain effect vinyl flooring.



Bathroom

3.44m x 2.63m (11' 3" x 8' 8") Opaque double glazed windows to front, paneled bath with shower attachment, close coupled w.c, hand wash basin, built in double storage cupboards, radiator, wood grain effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 190ft - Immediate decking and pebbled area, remainder laid to lawn with access to rear via timber gate directly into field.

Front Exterior

Part paved and part pebbled giving off street parking.

