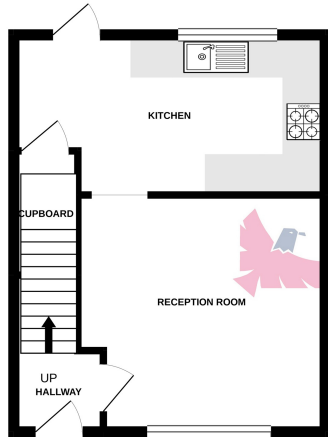
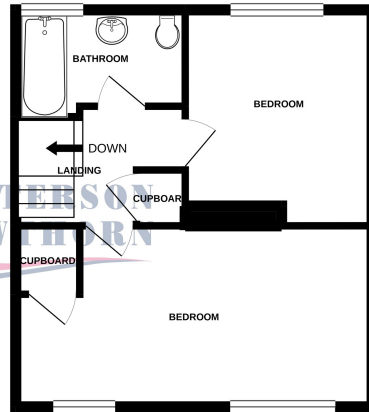


GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.




TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.


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
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>88</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	<b>44</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>87</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>	<b>29</b>	
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Loman Path, South Ockendon £279,995

- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- SUPERB CONDITION THROUGHOUT
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY
- VIEWING HIGHLY RECOMMENDED
- BOOK A VIEWING NOW TO AVOID DISAPPOINTMENT



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door, opening into:

### **Ground Floor Hallway**

Electric storage heater, tile effect laminated flooring, stairs to first floor.

### **Lounge**

4.02m x 3.81m (13' 2" x 12' 6"). Double glazed bay windows to front, electric storage heater, feature fireplace, wood grain effect laminated flooring.

### **Kitchen/Diner**

5.01m x 2.53m (16' 5" x 8' 4"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, space for double cooker with four ring gas hobs, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, built in under stairs storage cupboard, electric storage heater, tile effect laminated flooring, uPVC framed door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, built in storage cupboard, fitted carpet.

### **Bedroom One**

5.67m x 3.29m (18' 7" x 10' 10"). Double glazed windows to front, built in over stairs storage cupboard, fitted carpet.



### **Bedroom Two**

3.5m x 3m (11' 6" x 9' 10"). Double glazed windows to rear, electric storage heater, wood grain effect laminated flooring.

### **Bathroom**

2.59m x 1.62m (8' 6" x 5' 4"). Opaque double glazed windows to rear, low-level flush WC, hand wash basin, paneled bath with shower attachment, tiled walls, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approx 40'. Immediate decking area, fish pond, raised flowerbed borders to both sides, large detached double shed to rear with power and lighting, access to front via timber gate through shared walkway.



### **Front Exterior**

Laid to a slate gravel, hard standing pathway to front.