


1ST FLOOR


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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GROUND FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



**Chelmer Drive, South
Ockendon**

Guide Price £310,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GROUND FLOOR WC
- CONSERVATORY
- POPULAR LOCATION
- IDEAL FIRST TIME BUY
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Radiator, wood grain effect laminate flooring, stairs to first floor.

Ground Floor WC

Opaque double glazed window to side, low level flush WC, hand wash basin with splash back, radiator, wood grain effect laminate flooring.

Lounge

4.11m x 3.7m (13' 6" x 12' 2") Coving to ceiling, double glazed bay window to front, radiator, under-stairs storage cupboard, Amtico flooring.

Dining Room

3.36m x 2.28m (11' 0" x 7' 6") Coving to ceiling, radiator, Amtico flooring, sliding French doors opening to:

Conservatory

3.02m x 2.8m (9' 11" x 9' 2") Double glazed windows throughout, French doors opening to rear garden, wood grain effect laminate flooring.



Kitchen

3.35m x 3.34m (11' 0" x 10' 11") 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, integrated oven, four ringed electric hob, extractor hood, space and plumbing for dishwasher, space for fridge, tiled splash backs, Amtico flooring, uPVC door opening to rear garden.

FIRST FLOOR

Landing

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

Bedroom One

3.9m x 2.43m (12' 10" x 8' 0") Double glazed windows to front, radiator, fitted wardrobe, fitted carpet.

Bedroom Two

3.34m x 3.67m (10' 11" x 12' 0") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.94m > 2.14m (9' 8" > 7' 0") x 2.22m (7' 3") Double glazed windows to front, radiator, built in storage cupboard, fitted carpet.

Bathroom

Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 45ft – Immediate raised decking area, remainder laid to lawn, timber shed to side with power and lighting, access to front via timber gate through side pathway.

Front Exterior

Hard standing driveway for off street parking for two vehicles.

