



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	73	80
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		85
(69 to 80) <b>C</b>	76	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Brock Green, South Ockendon**

**£179,950**

- ONE DOUBLE BEDROOM
- GROUND FLOOR
- LONG LEASE
- OWN PRIVATE GARDEN
- EXCELLENT CONDITION
- PARKING
- DOUBLE GLAZING
- CHAIN FREE



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## **Kitchen**

4.11m x 3.98m (13' 6" x 13' 1") uPVC double glazed windows, range of matching white fronted wall and base units, sink with drainer and mixer tap, storage cupboard housing gas central heating boiler, laminate work surface, space and plumbing for washing machine, cooker with four ringed gas hob, space for fridge freezer, wood grain effect laminate flooring.

## **GROUND FLOOR**

### **Communal Front Entrance**

Via security phone entrance system into:

### **Communal Hallway**

### **Front Entrance**

Via uPVC door into:

### **Bedroom**

3.7m x 3.44m (12' 2" x 11' 3") uPVC framed double glazed windows, radiator to side, wood grain effect laminate flooring.

### **Lounge**

4.31m x 3.98m (14' 2" x 13' 1") uPVC framed double glazed windows, radiator to side, wood grain effect laminate flooring.

### **Bathroom**

3.07m x 2.26m (10' 1" x 7' 5") Comprising three piece suite, panelled bath with shower attachment, low level flush WC, uPVC framed double glazed obscure window, tiled walls, tiled flooring.



## **EXTERIOR**

### **Private Garden**

Approximately 25ft x 18ft Laid to lawn with rear gated access

### **Front Exterior**

Communal parking area and visitor spaces

