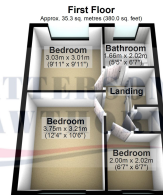
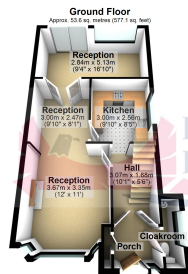



Total area: approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

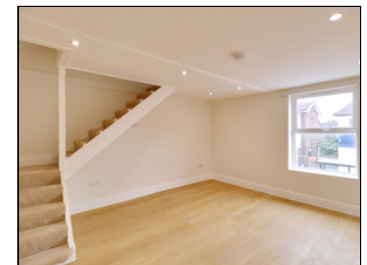
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High Street, South Ockendon

£150,000

- ONE BEDROOM SPLIT-LEVEL MAISONETTE
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- 42' x 14' PRIVATE REAR GARDEN
- 12' x 8' DETACHED OUTBUILDING WITH POWER
- 154 YEARS REMAINING ON LEASE
- NO SERVICE CHARGE OR GROUND RENT
- ONLY £226.50 BUILDINGS INSURANCE PER YEAR
- FREE PARKING AVAILABLE NEARBY





GROUND FLOOR

External Entrance

Via timber gate/door opening into private rear garden, metal staircase leading to:

FIRST FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Built-in storage cupboard, laminate flooring.

Kitchen / Diner

3.56m x 3.33m (11' 8" x 10' 11") Double glazed window to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, space for freezer, boiler, tiled splashbacks, radiator, laminate flooring.



Reception Room

4.53m x 4.25m (14' 10" x 13' 11") Double glazed windows to front, inset spotlights to ceiling, radiator, laminate flooring, understairs storage cupboard, stairs to first floor.



Bathroom

2.37m x 1.94m (7' 9" x 6' 4") Obscure double glazed windows to rear, inset spotlights to ceiling, low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, tiled walls, vinyl flooring.

SECOND FLOOR

Bedroom

4.16m x 2.74m (13' 8" x 9' 0") Double glazed windows to side, built-in over-stairs storage (Eaves storage), radiator, fitted carpet.



EXTERIOR

Rear Garden

Approximately 42' x 14' Fully hardstanding, access to front via timber gate/door.

Detached Block-Built Outbuilding

3.66m x 2.54m (12' 0" x 8' 4") Power and lighting, uPVC door to front, vinyl flooring.

