




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	76	82
(55 to 68) D		
(39 to 64) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Nursery Close, South Ockendon

£400,000

- CASH BUYERS ONLY
- THREE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 32' X 20' (APPROX) DOUBLE GARAGE TO SIDE
- POTENTIAL TO EXTEND/DEVELOP STPP
- THREE RECEPTIONS
- GROUND FLOOR SHOWER ROOM/WC & FIRST FLOOR FAMILY BATHROOM
- OFF STREET PARKING FOR MULTIPLE VEHICLES

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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, opaque double glazed windows to front, tiled flooring, second front entrance via double hardwood doors opening into:

Reception Room One

5.63m x 4.17m (18' 6" x 13' 8") Double glazed bay windows to front, radiator, fitted carpet, stairs to first floor, under-stairs storage cupboard housing gas and electricity meters.

Reception Room Two

2.85m x 2.7m (9' 4" x 8' 10") Fitted carpet.

Ground Floor WC

2.89m x 0.39m (9' 6" x 1' 3") Opaque double glazed windows to rear, low-level flush WC, radiator, shower cubicle, tiled walls, tiled flooring.

Kitchen

2.87m x 2.84m (9' 5" x 9' 4") A range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, integrated dishwasher, integrated fridge, tiled splash backs, tile effect vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, fitted carpet.

Bedroom One

3.95m x 3.07m (13' 0" x 10' 1") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes and built-in storage units, fitted carpet.

Bedroom Two

3.16m x 3.05m (10' 4" x 10' 0") Double glazed windows to rear, fitted wardrobes, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.79m x 2.54m (9' 2" x 8' 4") Double glazed windows to front, fitted carpet.

Bathroom

2.51m x 1.67m (8' 3" x 5' 6") Opaque double glazed windows to rear, panelled bath with shower attachment, low-level flush WC, hand wash basin inset within base units, radiator, tiled walls, fitted carpet.

EXTERIOR

Rear Garden

Patio area to side, remainder laid to lawn.

Double Garage

9.75m x 6.16m (32' 0" x 20' 3") Double electric roller doors to front, power and lighting, metal up and over door to rear.

Utility Area

3.1m x 2.0m (10' 2" x 6' 7") Laminate work surface, inset sink and drainer, opaque windows to rear, tiled flooring.

Front Exterior

Paved giving off street parking for multiple vehicles.

