





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	49	
(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 (CO ₂) 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		
(39 to 54) E	42	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Cawdor Avenue, South Ockendon

Guide Price £300,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- REFURBISHED
- ENSUITE BATHROOM TO MASTER
- GROUND FLOOR WC (UNFINISHED)
- CLOSE TO ALL LOCAL AMENITIES
- DROPPED CURB FOR PARKING
- IDEAL FIRST TIME BUY
- GUIDE PRICE £300,000 - £315,000



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, double glazed windows to front, tiled flooring, second door hardwood framed opening into:

Hallway

Inset spotlights to ceiling, radiator, tiled flooring, stairs to first floor.

Ground Floor WC (Unfinished)

With plumbing and tiled flooring.

Lounge / Diner

6.26m x 3.2m (20' 6" x 10' 6") Inset spotlights to ceiling, double glazed windows to front and rear, radiator, wood grain effect laminate flooring.

Kitchen

3.08m x 2.45m (10' 1" x 8' 0") Inset spotlights to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated double oven, four ringed gas hob, extractor hood, space for free standing fridge freezer, radiator, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, radiator, fitted carpet.



Bedroom One

3.01m x 2.49m (9' 11" x 8' 2") Inset spotlights to ceiling, double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

Ensuite Shower Room

Comprising low level flush WC, hand wash basin, shower cubicle, hand towel radiator, tiled walls, tiled flooring.

Bedroom Two

3.49m x 3.1m (11' 5" x 10' 2") Inset spotlights to ceiling, double glazed windows to front, radiator, built in storage cupboards, fitted carpet.

Bedroom Three

2.83m x 2.19m (9' 3" x 7' 2") Inset spotlights to ceiling, double glazed windows to rear, built in storage cupboards, radiator, fitted carpet.

Bathroom

Comprising opaque double glazed windows to side, panelled bath with shower attachment, low level flush WC, hand wash basin inset within base units, hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 48ft – Immediate hard standing and paved area, remainder laid to lawn, hard standing area to rear, access to front via timber gate through shared walkway.

Front Exterior

Mostly laid to lawn, dropped curb giving potential for off street parking.

