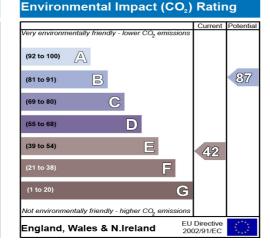


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Energy Efficiency Rating Current Potenti Very energy efficient - lower running costs (92 to 100) 87 B (69 to 80) (55 to 68) 49 (39 to 54) (21 to 38) G (1 to 20) Not energy efficient - higher running costs EU Directive England, Wales & N.Ireland 2002/91/EC



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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





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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

 $6.26m \times 3.2m (20' 6'' \times 10' 6'')$ 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

 $3.01m \times 2.49m$ (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

 $3.49m \times 3.1m (11'5" \times 10'2")$ 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.