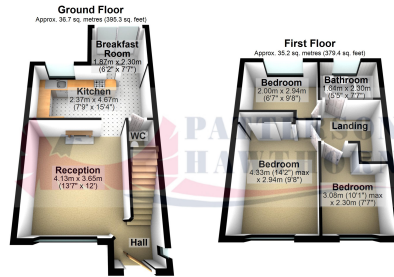


Total area: approx. 72.0 sq. metres (774.6 sq. feet)




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Cruick Avenue, South Ockendon Guide Price £400,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- FULLY REFURBISHED THROUGHOUT
- ADVANCED HEATING & HOT WATER SYSTEM
- RE-WIRED & RE-PLUMBED WITH NON CONNECTION TECHNOLOGY
- UNDERFLOOR HEATING TO GROUND FLOOR & CENTRAL HEATING TO FIRST FLOOR
- EPC RATING C & COUNCIL TAX BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 composite security door opening into:

Entrance Hall

Stained glass obscure window to side, tiled flooring with underfloor heating, eye-level storage cupboard housing fuse box and electricity meter, stairs to first floor.

Reception Room One

4.13m x 3.65m (13' 7" x 12' 0") Double glazed windows to front, feature exposed brick fireplace, tiled flooring with underfloor heating.

Kitchen

4.67m x 2.37m (15' 4" x 7' 9") Inset spotlights to ceiling, double glazed windows to rear, a range of touch-close matching wall and base units, stone worksurfaces, inset sink and drainer with brushed gold mixer tap, integrated double oven, five ring gas hob, extractor hood, integrated dishwasher, integrated washing machine, stone splashbacks, tiled flooring with underfloor heating, access to:

Ground Floor WC

1.07m x 0.9m (3' 6" x 2' 11") Corner hand wash basin with mixer tap set on touch-close base unit with tiled splashback, low-level flush WC, tiled flooring with underfloor heating.



Dining/Breakfast Room

2.3m x 1.88m (7' 7" x 6' 2") uPVC framed double glazed sliding door to rear opening to rear garden, tiled flooring with underfloor heating.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, laminate flooring.

Bedroom One

4.33m (Into fitted wardrobe) x 2.95m (14' 2" x 9' 8") Double glazed windows to front, radiator, laminate flooring, fitted wardrobe with sliding mirror doors.

Bedroom Two

2.96m x 2.24m (9' 9" x 7' 4") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3.09m x 2.28m (10' 2" x 7' 6") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.2m x 1.63m (7' 3" x 5' 4") Obscure double glazed windows to rear, tiled bath, shower, low-level flush WC, hand wash basin, chrome hand towel radiator, built-in shelving, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 90' Immediate patio with steps to timber gates to front, remainder laid to lawn.

Front Exterior

Laid to decorative pebbles giving potential off street parking.

