





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	54	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
		70
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	46	
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		60
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Cawdor Avenue, South Ockendon GUIDE PRICE £300,000

- FOUR BEDROOMS
- GUIDE PRICE £300,000 TO £320,000
- CONSERVATORY
- IDEAL FIRST TIME BUY/INVESTMENT
- GOOD SIZED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING
- VIEWING HIGHLY RECOMMENDED
- MID TERRACE HOUSE

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 Entance

Via uPVC door with obscure glass panels to both sides into:

Hallway

Radiator, tiled flooring, stairs leading to first floor.

Kitchen

5.0m x 3.1m (16' 5" x 10' 2") Range of white matching wall and base units, rolled edge laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer, space and plumbing for dishwasher, integrated double oven, five ringed gas hob, extractor hood, tiled walls, tiled flooring, leading to:

Conservatory

5.38m x 3.0m (17' 8" x 9' 10") uPVC double glazed windows, Radiator, tiled flooring, uPVC double doors leading to garden.

Lounge

6.8m x 3.5m (22' 4" x 11' 6") uPVC double glazed window, radiator, feature fireplace with surround, fitted carpet.



FIRST FLOOR

Landing

Access to loft, deep filled storage cupboard housing boiler, fitted carpet.

Bedroom One

4.90m x 2.51m (16' 1" x 8' 3") uPVC double glazed window, radiator, built in storage cupboard, fitted carpet.

Bedroom Two

3.61m x 3.41m (11' 10" x 11' 2") uPVC double glazed window, radiator, fitted carpet.

Bedroom Three

3.12m x 2.5m (10' 3" x 8' 2") uPVC Double glazed window, radiator, fitted carpet.

Bedroom Four

2.88m x 2.58m (9' 5" x 8' 6") uPVC double glazed window, fitted carpet.



Bathroom

Comprising uPVC double glazed opaque window, spotlights to ceiling, panelled bath with jacuzzi, hand held shower and curved screen, low level flush WC, hand wash basin set within a base unit, tiled walls, tiled flooring,



EXTERIOR

Rear Garden

Approximately 45ft - Mostly paved with raised area and shed to rear, side access via shared tunnel link to front of property.



Front Exterior

Fully paved for off street parking.