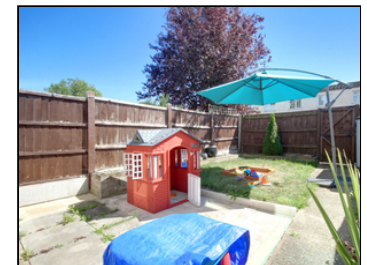






## Orchard Road, South Ockendon £245,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- WELL MAINTAINED THROUGHOUT
- SOUGHT AFTER PROPERTY TYPE
- GROUND FLOOR WC
- CLOSE TO AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	62	72
(39 to 54)	E		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	60	72
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door into porch, wood grain effect vinyl flooring, built-in double storage cupboard, hardwood framed door opening into:

### **Hallway**

Under-stairs storage space, two built-in storage cupboards, vertical wall mounted radiator, wood grain effect laminate flooring, stairs to first floor.

### **Ground Floor WC**

Low-level flush WC, hand wash basin inset within base units, tiled splash backs, wood grain affect vinyl flooring.

### **Kitchen**

3.04m x 2.48m (10' 0" x 8' 2") Opaque double glazed windows to front, range of matching wall and base units with laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed induction hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, tile effect vinyl flooring.

### **Lounge / Diner (L-Shaped)**

5.19m x 2.86m (17' 0" x 9' 5") x 4.87m x 2.43m (16' 0" x 8' 0") Double glazed windows to rear, vertical wall mounted radiator, wood grain effect laminate flooring, uPVC framed sliding door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, built-in storage cupboard, fitted carpet.

### **Bedroom One**

4.85m into fitted wardrobes x 2.78m (15' 11" x 9' 1") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.19m into fitted wardrobes x 2.87m (10' 6" x 9' 5") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.02m x 1.94m (6' 8" x 6' 4") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

Comprising panelled bath with shower attachment, separate shower, low-level flush WC, hand wash basin, built in Shelving units, chrome hand towel radiator, tiled splash backs, wood grain effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 25ft - Immediate hard standing and paved area, brick-built raised flowerbeds, remainder laid to lawn, access to rear via timber gate.

### **Front Exterior**

Hard standing.