





This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

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	64	70
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	61	69
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Rosemary Close, South Ockendon £240,000

- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO OCKENDON C2C STATION
- IDEAL FIRST TIME BUY/INVESTMENT
- LIGHT REFURBISHMENT
- MAKE US AN OFFER



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 hardwood door into storm porch, second door is hardwood opening to:

Hallway

Two deep filled storage cupboards, radiator, fitted carpet.

Ground Floor WC

Comprising low level flush WC, hand wash basin, vinyl flooring.

Kitchen / Diner

5.01m x 3.1m (16' 5" x 10' 2") Range of matching wall and base units, laminate work surfaces, four ringed gas hob, integrated oven, single bowl sink and drainer with mixer tap, space and plumbing for washing machine, fridge freezer, combination boiler, radiator, vinyl floor covering.

Lounge

4.87m x 3.0m (16' 0" x 9' 10") Double glazed windows, radiator, fitted carpet, double glazed door leading to rear garden.



FIRST FLOOR

Landing

Loft access, deep filled storage cupboard, fitted carpet.

Bedroom One

4.88m x 2.8m Double glazed windows, double radiator, deep filled storage cupboard, fitted carpet.

Bedroom Two

3.3m x 3.01m (10' 10" x 9' 11") Double glazed windows, radiator, fitted carpet.

Bedroom Three

2.1m x 2.0m (6' 11" x 6' 7") Double glazed windows, radiator, fitted carpet.

Bathroom

Comprising panelled bath with shower attachment, low level flush WC, radiator, hand wash basin, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 30ft x 15ft - Mainly laid to lawn, timber shed to rear, rear access via timber gate to rear.

