




West Road, South Ockendon GUIDE PRICE £300,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- REFURBISHED THROUGHOUT
- APPROX 150 YARDS TO STATION
- CLOSE TO AMENITIES & SCHOOLS
- OFF STREET PARKING TO REAR
- IDEAL FIRST TIME BUY
- GUIDE PRICE £300,000 - £310,000



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		89
(69 to 80) C	69	
(55 to 68) D		
(39 to 64) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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GROUND FLOOR

Entrance

Via composite front door with fixed double glazed obscure window panel into

Lounge

16' 2" x 11' 2" (4.93m x 3.41m) Inset spotlights to ceiling, uPVC framed double glazed fixed and casement window with opening fanlights to front, radiator to front, under stairs storage cupboard housing gas meter, feature fireplace to side, wood grain effect laminate flooring

Kitchen/Diner

16' 3" x 8' 4" (4.95m x 2.53m) Inset spotlights to ceiling, range of matching wall and base units, granite work surface, one and a half inset sink and drainer with chrome mixer tap, integrated oven, four ring gas hob, extractor hood, integrated washing machine, integrated dishwasher, radiator to side, tiled flooring. Dining area: Wood grain effect laminate flooring, uPVC framed double doors with fixed double glazed window panels opening to

Ground Floor Bathroom

Skylight window to ceiling, spotlights to ceiling, uPVC framed double glazed opaque fixed window with opening fanlight to side, shower cubicle, low level flush wc, hand wash basin with chrome mixer tap inset to vanity unit, tiled splash back, tiled flooring, chrome hand towel radiator to side



FIRST FLOOR

Landing

Access to loft, spotlights to ceiling, fitted carpet, stairs to

Bedroom One

16' 3" x 11' 1" (4.95m x 3.37m) > 8' 4" (2.54m) Inset spotlights to ceiling, two uPVC framed double glazed windows to front, feature fireplace to side, radiator to side, fitted carpet

Bedroom Two

8' 5" x 7' 11" (2.56m x 2.41m) Inset spotlights to ceiling, uPVC framed double glazed fixed window with opening fanlight to rear, radiator to side, fitted carpet

Bedroom Three

8' 4" x 7' 11" (2.53m x 2.42m) Inset spotlights to ceiling, uPVC framed double glazed fixed and casement window to rear, radiator to rear, fitted carpet

EXTERIOR

Rear Garden

Approximately 22ft x 17ft Immediate decking area, remainder artificial lawn, access to rear via timber gate which has space for off street parking, brick built integrated shed

Front Garden

Artificial lawn