



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>85</b>
(69 to 80) <b>C</b>	<b>71</b>	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	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) <b>A</b>		
(81 to 91) <b>B</b>		<b>83</b>
(69 to 80) <b>C</b>	<b>69</b>	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Dale Close, South Ockendon

### Guide Price £290,000

- GUIDE PRICE £290,000 TO £300,000
- THREE BEDROOMS
- END OF TERRACE HOUSE
- GROUND FLOOR WC
- CONSERVATORY
- ALLOCATED PARKING
- NO ONWARD CHAIN







## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door into:

### **Hallway**

Wood grain effect laminate flooring, stairs to first floor.

### **Ground Floor WC**

Obscure double glazed window to front, low-level flush WC, hand wash basin with a laminate surface and inset within base units, radiator, tiled flooring.

### **Lounge**

4.1m x 3.45m (13' 5" x 11' 4") Double glazed bay windows to front, radiator, fitted carpet.

### **Second Reception Room**

3.89m x 2.66m (12' 9" x 8' 9") Radiator, fitted carpet, aluminium framed sliding doors to rear opening into:

### **Conservatory**

2.73m x 2.55m (8' 11" x 8' 4") Double glazed windows throughout, tiled flooring, uPVC framed double doors opening to rear garden.



### **Kitchen**

3.78m x 2.58m (12' 5" x 8' 6") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, circular inset sink and drainer with chrome mixer tap, four ringed gas hob, extractor hood, integrated double oven, space and plumbing for washing machine, space and plumbing for dishwasher, under-stairs storage cupboard, tiled splash backs, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to partially boarded loft and access to boiler, two built-in storage cupboards, fitted carpet.

### **Bedroom One**

4.26m into fitted wardrobes x 2.72m (14' 0" x 8' 11") Double glazed windows to front, radiator, fitted wardrobes, wood grain effect laminate flooring.

### **Bedroom Two**

3.71m into fitted wardrobes x 3.24m (12' 2" x 10' 8") Double glazed windows to rear, radiator, fitted wardrobes, wood grain effect laminate flooring.

### **Bedroom Three**

2.37m x 2.62m (7' 9" x 8' 7") Double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

### **Bathroom**

2.05m x 2.02m (6' 9" x 6' 8") Opaque Double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 27ft - Mostly paved with various bush and plant borders, access to rear via gate.

### **Front Exterior**

One allocated parking space located in Dale Close (see photograph).

