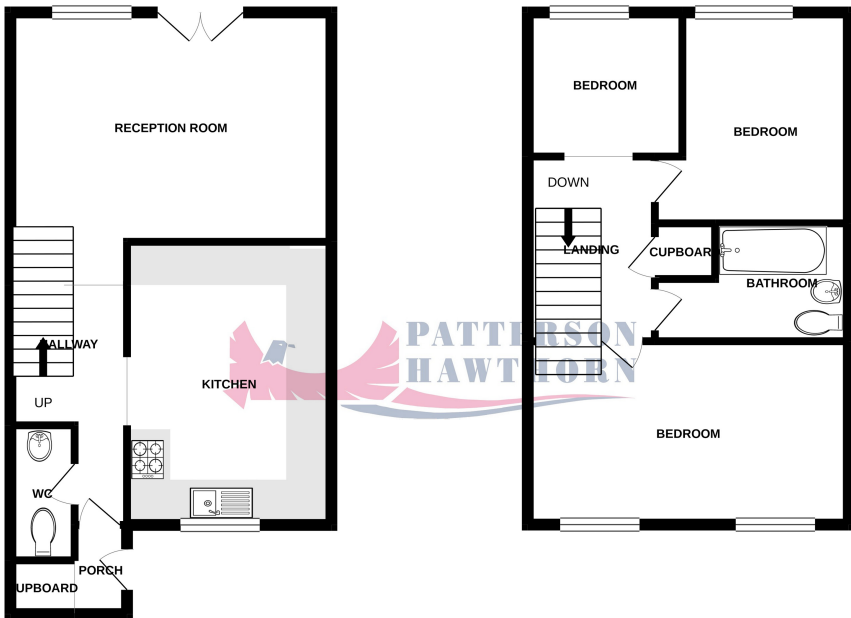


GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.

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. Made with Merge 4/2020

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	58	58
(39 to 54) 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	

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	50	50
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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**Mayflower Close, South Ockendon
£235,000**

- THREE BEDROOMS
- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR WC
- CLOSE TO AMENITIES/SCHOOLS & A13/M25
- APPROX 0.4 MILE TO STATION
- IDEAL FIRST TIME BUY/INVESTMENT



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Porch

Opaque double glazed window to front, tiled flooring. Second uPVC door opening into:

Ground Floor Hallway

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, tiled flooring.

Kitchen

3.21m x 3.04m (10' 6" x 10' 0"). Double glazed windows to front, a range of matching wall and base units, laminated work surfaces, inset sink & drainer with chrome mixer tap, space & plumbing for washing machine, space & plumbing for dishwasher, integrated oven, four ring gas hob, laminate splash backs, tiled flooring.



Lounge/Diner

4.88m x 4.5m (16' 0" x 14' 9"). Double glazed windows to rear, radiator, wood grain effect laminate flooring, uPVC framed sliding door opening to rear garden.

FIRST FLOOR

First Floor Landing

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

Bedroom One

4.87m x 2.81m (16' 0" x 9' 3"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.21m x 2.88m (10' 6" x 9' 5"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.1m x 1.94m (6' 11" x 6' 4") . Double glazed windows to rear, radiator, fitted carpet.

Bathroom

P-shaped jacuzzi panelled bath, shower, low level flush WC & hand wash basin inset with base units, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Measuring approx. 30FT. Immediate raised decking area, timber shed to rear, remainder paved with various bush & plant borders, access to rear via timber gate.

Front Exterior

Paved path to front.