





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 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		89
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(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	

West Road, South Ockendon

Guide Price £290,000

- 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 £290,000 to £300,000



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FIRST FLOOR

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

Landing

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

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

