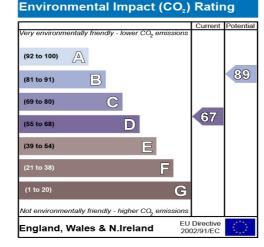


# 01708 400 400

Ockendon@pattersonhawthorn.co.uk



#### Energy Efficiency Rating Current Potenti Very energy efficient - lower running costs (92 to 100) 89 B (69 to 80) 69 (55 to 68) (39 to 54) (21 to 38) G (1 to 20) Not energy efficient - higher running costs EU Directive England, Wales & N.Ireland 2002/91/EC



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## 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







