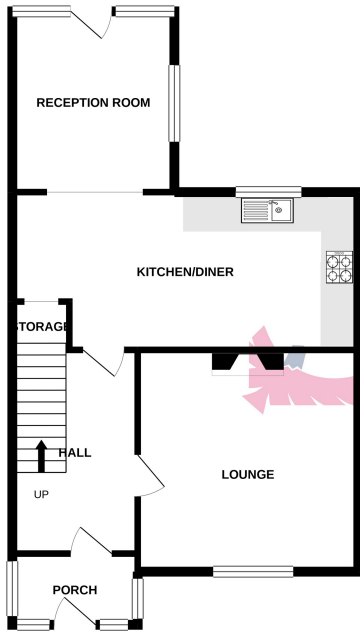


GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	44	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	47	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Humber Avenue, South Ockendon

Guide Price £300,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- EXTENDED TO REAR
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN / DINER
- OVERLOOKING OAKWOOD NATURE RESERVE
- DILKES ACADEMY CATCHMENT
- OFF STREET PARKING
- GUIDE PRICE £300,000-£310,000



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GROUND FLOOR

Front Entrance

Front entrance via hardwood door into porch, windows to front and side, paved flooring, second door hardwood opening to:

Hallway

Radiator, fitted carpet, stairs to first floor.

Lounge

4.08m x 3.8m (13' 5" x 12' 6") Double glazed bay window to front, radiator, feature fireplace, fitted carpet.

Kitchen / Diner

6.0m x 2.96m (19' 8" x 9' 9") Inset spotlights to ceiling, double glazed windows to rear, range of matching wall and base units, granite work surfaces, inset sink and drainer with mixer tap, four ringed gas hob, extractor hood, integrated oven, integrated fridge, integrated freezer, space and plumbing for washing machine, radiator, under-stairs storage cupboard, laminate splash backs, tiled flooring,

Dining Room

2.54m x 2.19m (8' 4" x 7' 2") Double glazed windows to side and rear, tiled flooring, uPVC framed door opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to rear, fitted carpet.

Bedroom One

3.66m x 3.59m (12' 0" x 11' 9") Double glazed windows to front, built in storage cupboards, radiator, fitted carpet.

Bedroom Two

4.26m x 3.0m (14' 0" x 9' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.64m x 2.63m (8' 8" x 8' 8") Double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

Bathroom

Opaque double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, tiled splash backs, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 42ft - Immediate decking area, decking area to rear, pergola, remainder laid to lawn.

Front Exterior

Fully paved giving off street parking for two vehicles.

