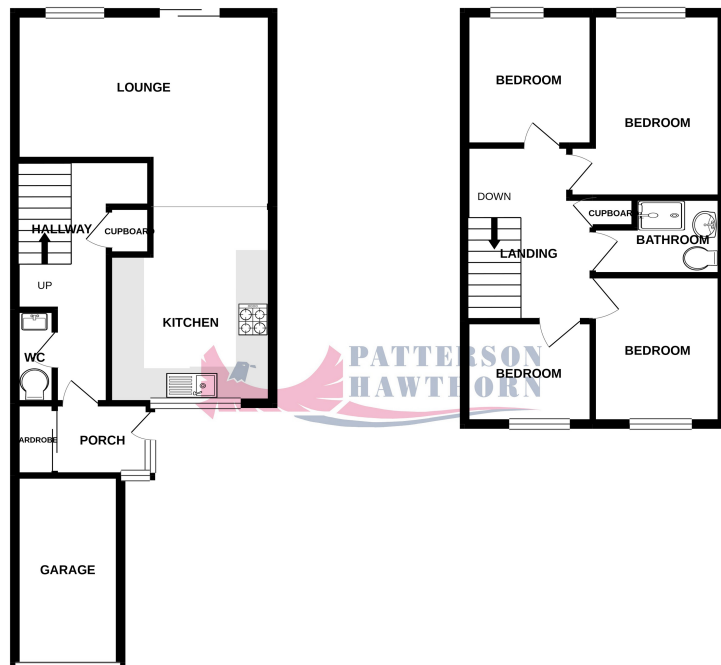


GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viola Close, South Ockendon £240,000

- FOUR BEDROOMS
- MID TERRACE HOUSE
- GARAGE
- OPEN PLAN LIVING
- GROUND FLOOR WC
- 0.3 MILES TO STATION
- IDEAL FIRST TIME BUY/INVESTMENT
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via uPVC door into porch, built in storage cupboard, second door hardwood framed opening into:

Hallway

Three built-in storage cupboards, under-stairs storage space, fitted carpet, stairs to first floor.

Ground Floor WC

Comprising low-level flush WC, hand wash basin inset within base units, tiled splash back, tiled flooring.

Kitchen

3.04m x 3.0m (10' 0" x 9' 10") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, space and plumbing for washing machine, integrated oven and four ring gas hob, extractor hood, tiled splash backs, tiled flooring.

Lounge (L Shaped)

6.45m x 3.57m (21' 2" > 11' 9") x 4.88m x 2.43m (16' 0" x 8' 0") Double glazed window to rear, two radiators, wood grain effect laminate flooring, uPVC framed sliding door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, two built-in storage cupboards one housing boiler. fitted carpet.

Bedroom One

3.93m x 2.68m (12' 11" x 8' 10") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.71m x 2.68m (12' 2" x 8' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.82m x 2.16m (9' 3" x 7' 1") Double glazed windows to front, fitted carpet.

Bedroom Four

2.72m x 2.16m (8' 11" x 7' 1") Double glazed windows to rear, fitted carpet.

Bathroom

Comprising low-level flush WC, hand wash basin set within base units, shower cubicle, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 28ft - Timber shed to rear, fully paved access to rear via timber gate.

Garage

Front Exterior

Hard standing with garage to front.