



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Usk Road, South Ockendon

£415,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 17' x 17' EXTENDED KITCHEN/DINER
- MODERN RE-FITTED FIRST FLOOR BATHROOM
- 14' x 13' RECEPTION WITH LOG BURNER
- GATED OFF STREET PARKING
- ATTACHED LEAN-TO GIVING POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- 65' REAR GARDEN WITH OPEN FIELDS TO REAR



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GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Entrance Hall

Small storage cupboard housing fuse box and electricity meter, radiator, fitted carpet, stairs to first floor.

Reception Room

4.3m x 4.15m (14' 1" x 13' 7"). Double glazed windows to front, radiator, feature fireplace with log burner, fitted carpet.

Kitchen/Diner

5.32m (max) x 5.46m (17' 5" x 17' 11"). Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space and plumbing for appliances, large cooker with five ring electric hob, tiled splash backs, two radiators, under stairs storage cupboard, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, spotlights to ceiling, double glazed windows to side, fitted carpet.



Bedroom One

4.02m x 2.97m (13' 2" x 9' 9"). Double glazed windows to front, fitted wardrobes and over-bed units, radiator, fitted carpet.

Bedroom Two

2.97m x 2.74m (max) (9' 9" x 9' 0"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.13m x 2.2m (max) (10' 3" x 7' 3"). Double glazed windows to front, radiator with cover, fitted carpet, fitted wardrobes.

Bathroom

2.23m x 1.67m (7' 4" x 5' 6"). Obscure Double glazed windows to rear, inset spotlights to ceiling, panelled bath, rainfall shower, low level flush WC, hand wash basin with waterfall mixer tap set on a range of base units, tiled walls, radiator with towel rail, tiled flooring.

EXTERIOR

Rear Garden

Approximately 65'. Immediate patio, remainder to lawn with fish pond and block shed to rear.

Attached Lean-To

7.1 m x 1.66 m. Power & lighting, uPVC door to front and rear.

Front Exterior

Fully paved giving off street parking, brick pillar and metal rail surround, metal double gates to front.

