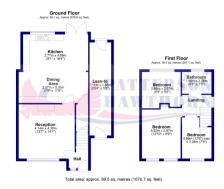


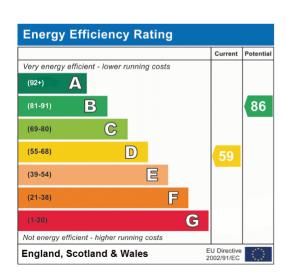
01708 400 400

Ockendon@pattersonhawthorn.co.uk





Total area: approx. 99.5 sq. metres (1070.7 sq. feet



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property, Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



Usk Road, South Ockendor £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





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

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

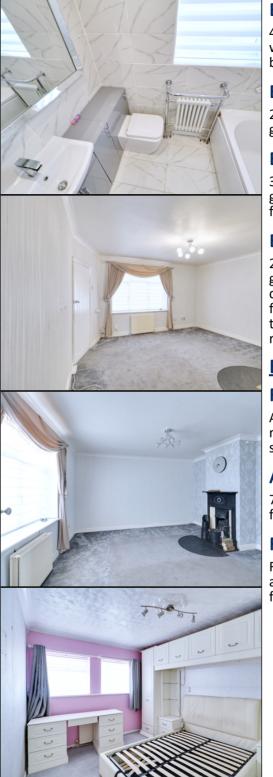
Kitchen/Diner

 $5.32 \, \text{m}$ (max) x $5.46 \, \text{m}$ (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

 $4.02 \, \text{m} \times 2.97 \, \text{m} (13' \, 2'' \times 9' \, 9'')$. Double glazed windows to front, fitted wardrobes and overbed 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.