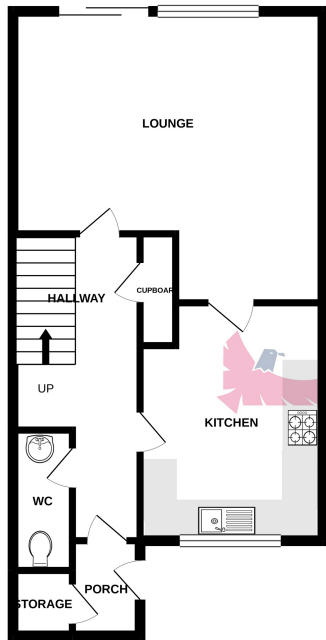
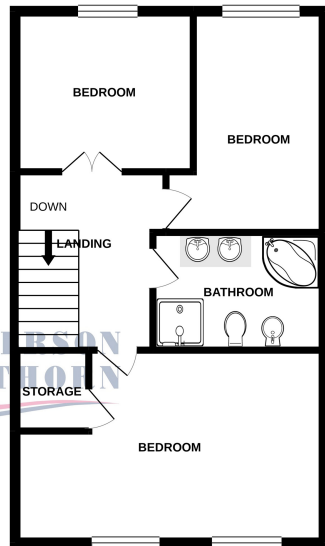


GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices 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) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		77
(55 to 68) <b>D</b>	60	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	55	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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## South Road, South Ockendon £240,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- LANDSCAPED REAR GARDEN
- GROUND FLOOR WC
- SIX PIECE FIRST FLOOR FAMILY BATHROOM
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- ALLOCATED PARKING



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## GROUND FLOOR

### **Front Entrance**

Via uPVC door into porch, double glazed windows to front, built-in storage cupboard, fitted carpet, second front entrance via uPVC door opening into:

### **Hallway**

Under-stairs storage space, built-in storage cupboard, fitted carpet, radiator, stairs to first floor.

### **Ground Floor WC**

Comprising low-level flush WC, hand wash basin, fitted carpet, tiled splash back.

### **Kitchen**

2.93m x 2.77m (9' 7" x 9' 1") 2.77 Double glazed windows to front, range of matching wall and base units, laminate work surfaces, two and half bowl inset sink with chrome mixer tap, integrated double oven, four ringed gas hob, space and plumbing for dishwasher, space for fridge, space and plumbing for washing machine, wood grain effect laminate flooring.

### **Lounge / Diner**

4.84m x 4.74m (15' 11" x 15' 7") Feature brick-built fireplace, two radiators, aluminium framed sliding door to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Loft to ceiling, fitted carpet.

### **Bedroom One**

4.85m x 2.8m (15' 11" x 9' 2") Double glazed windows to front, built-in storage cupboard and wall level storage units, fitted wardrobes, radiator, fitted carpet.

### **Bedroom Two**

2.46m x 2.41m (8' 1" x 7' 11") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.42m x 2.2m (7' 11" x 7' 3") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.88m x 2.56m (9' 5" x 8' 5") Inset spotlights to ceiling, two hand wash basins inset within base units, corner Jacuzzi bath with shower attachment, bidet, low level flush WC, shower cubicle, radiator, tiled walls, fitted carpet.

## EXTERIOR

### **Rear Garden**

Approximately 29ft - Mostly laid to artificial grass with various raised borders, two timber sheds to rear, pond, access to rear via timber gate.

### **Front Exterior**

One allocated parking space.