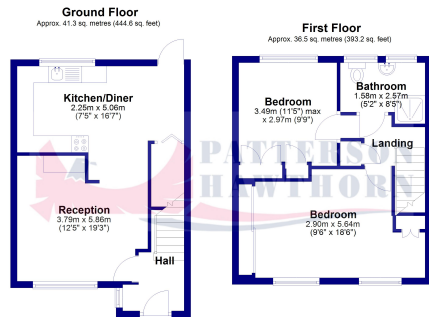
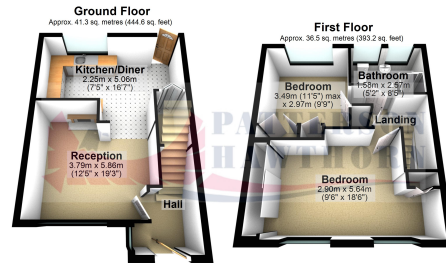
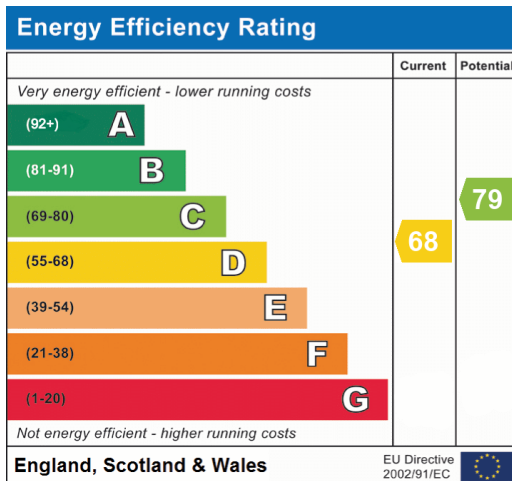




Total area: approx. 77.8 sq. metres (837.8 sq. feet)



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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.



Fullarton Crescent, South Ockendon

£290,000

- TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- CONTEMPORARY RE-FITTED SHOWER ROOM
- 60' REAR GARDEN (APPROX)
- 18' MAIN BEDROOM, EASILY CONVERTED INTO 2 BEDROOMS
- COMMUNAL PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- EPC RATING D & COUNCIL TAX BAND C
- WIMPEY NO FINES CONSTRUCTION





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Two leaded windows to side, modern black vertical radiator, fitted carpet, stairs to first floor, small eye-level storage cupboard housing electricity meter and fuse box.

Reception Room

3.96m x 3.79m (13' 0" x 12' 5") max. Double glazed leaded windows to front, modern black radiator. Fireplace, fitted carpet.

Kitchen/Diner

5.02m x 2.52m (16' 6" x 8' 3"). 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 mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, part fitted carpet, black radiator, boiler, under-stairs storage cupboard, uPVC double glazed door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, built-in storage cupboard, fitted carpet.

Bedroom One

5.64m (into fitted wardrobe) x 3.3m (18' 6" x 10' 10") max. Double glazed leaded windows to front, radiator, built-in over-stairs storage cupboard, fitted wardrobe with sliding mirrored doors, fitted carpet.

Bedroom Two

3.49m (into fitted wardrobe) x 2.97m (11' 5" x 9' 9") max. Double glazed windows to rear, radiator, built-in storage space, fitted wardrobes, fitted carpet.

Shower Room

2.57m x 1.49m (8' 5" x 4' 11"). Double glazed windows to rear, inset spotlights to ceiling, low-level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, modern gunmetal grey vertical radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 60' max. Immediate hardstanding area, remainder laid to lawn, timber shed, access to front via timber gate through shared walkway.

Front Garden

Laid to lawn with bush borders, hardstanding paths both sides, communal parking area to front.

