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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Fairham Avenue, South Ockendon

Guide Price £300,000

- TWO BEDROOM TERRACED HOUSE
- 18' MAIN BEDROOM, OFTEN CONVERTED INTO TWO
- RE-FITTED KITCHEN WITH GRANITE WORKTOPS
- CONSERVATORY
- 80' REAR GARDEN (APPROX)
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & STATION





GROUND FLOOR

Front Entrance

Via uPVC framed double glazed single door opening into porch, double glazed windows to front, tiled flooring, second front entrance via hardwood framed door opening into:

Entrance Hall

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

Reception Room

4.01m x 3.79m (13' 2" x 12' 5") Double glazed windows to front, radiator, electric fireplace, built-in shelving, fitted carpet.

Kitchen / Diner

5.01 m x 2.5 m Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, granite work surfaces, two integrated ovens, sink and drainer with extendable mixer tap, space and plumbing for washing machine and dishwasher, space for fridge, tiled splash backs, luxury vinyl flooring, under stairs storage cupboard with space for freestanding fridge freezer, radiator, aluminium framed double glazed sliding door to rear opening into:



Conservatory

3.0m x 1.84m (9' 10" x 6' 0") Corrugated plastic roof, double glazed windows throughout, double glazed double doors to rear opening to rear garden, fitted carpet.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, fitted carpet.

Bedroom One

5.69m x 3.3m (18' 8" x 10' 10") (Max) Double glazed windows to front, radiator, built-in over-stairs storage cupboard, fitted carpet.

Bedroom Two

3.52m (Into fitted wardrobes) x 3.06m (11' 7" x 10' 0") (Max) Double glazed windows to rear, radiator, built-in storage cupboard, fitted wardrobes, fitted carpet.

Shower Room

2.52m x 1.66m (8' 3" x 5' 5") (Max) Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on base units, shower cubicle, radiator, tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 80' Part paved and part laid to pebbles, access to front via timber gate through shared walkway.

Front Exterior

fully paved giving off street parking.