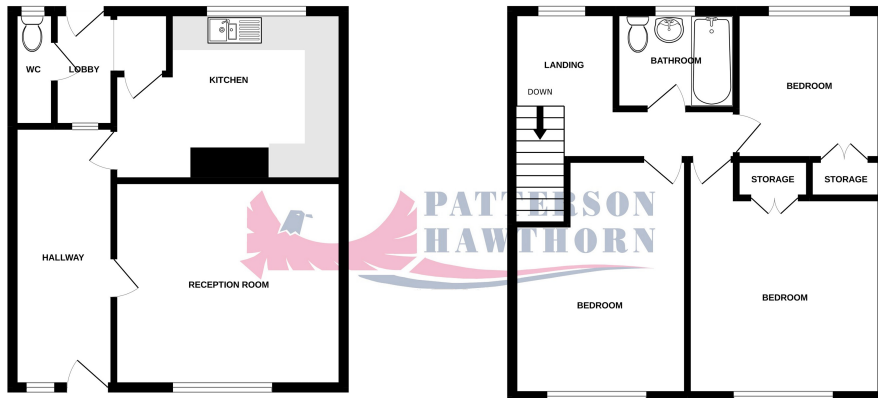



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Annalee Road, South Ockendon Guide Price £340,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- GROUND FLOOR WC & FIRST FLOOR BATHROOM
- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- SITUATED NEXT TO BONNYGATE PARK
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE
- GUIDE PRICE £340,000 TO £360,000



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.



GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Under-stairs storage cupboard, laminate flooring, radiator, stairs to first floor.

Reception Room

4.12m x 3.66m (13' 6" x 12' 0") Double glazed windows to front, radiator, laminate flooring.

Kitchen / Diner

4.11m x 3.11m (13' 6" x 10' 2") 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, space and plumbing for washing machine, space for cooker, built-in storage cupboards one housing boiler, space for freestanding fridge freezer.

Rear Lobby Area

Hardwood door to rear opening to rear garden, vinyl tiled flooring, built in storage cupboard.

Ground Floor WC

Comprising low-level flush WC, radiator.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom One

3.68m x 3.39m (12' 1" x 11' 1") Double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

Bedroom Two

4.23m x 3.22m (13' 11" x 10' 7") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.61m x 2.5m (8' 7" x 8' 2") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.22m x 1.73m (7' 3" x 5' 8") Opaque double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden (Triangular Shaped)

Approximately 44' Hard standing wrap-around path, remainder laid to lawn, timber shed, access to front via shared walkway through metal gate.

Front Garden

Laid to lawn, hard standing Wrap-around path to front.

