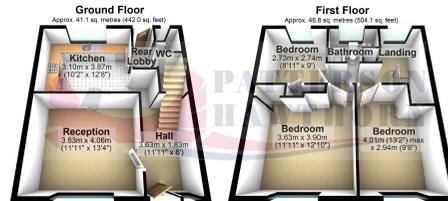


Total area: approx. 87.9 sq. metres (946.1 sq. feet)



Total area: approx. 87.9 sq. metres (946.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Araglen Avenue, South Ockendon

£250,000

- THREE BEDROOM TERRACED HOUSE
- **CASH BUYERS ONLY**
- STENT PRC (PRE-CAST REINFORCED CONCRETE) CONSTRUCTION
- NO ONWARD CHAIN
- GROUND FLOOR WC
- OFF STREET PARKING
- 40' REAR GARDEN (APPROX.)
- IDEAL INVESTMENT OPPORTUNITY
- EPC RATING D & COUNCIL TAX BAND A



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 UPVC door opening into:

Entrance Hall

3.63m x 1.81m (11' 11" x 5' 11"). Double glazed windows to front, radiator, fitted carpet, stairs to first floor, eye-level storage cupboard on entry housing electricity meter, access to accommodation.

Reception Room

4.06m x 3.63m (13' 4" x 11' 11"). Double glazed windows to front, high gloss laminate flooring, radiator.

Kitchen

3.87m x 3.1m (12' 8" x 10' 2"). Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink & drainer with mixer tap, space and plumbing for washing machine, integrated oven, four ring electric hob, built-in storage space, space for freestanding fridge freezer, tiled splashbacks, radiator, tile effect vinyl flooring.

Rear Lobby

Large under-stairs storage cupboard, additional built-in storage area, uPVC door to rear opening to rear garden, tile effect vinyl flooring.



Ground Floor WC

1.21m x 0.96m (4' 0" x 3' 2"). Obscure double glazed window to rear, low-level flush WC, corner hand wash basin, tiled walls, tiled flooring.

FIRST FLOOR

Landing

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

Bedroom One

3.9m x 3.63m (12' 10" x 11' 11"). Double glazed windows to front, radiator, fitted carpet, built in storage cupboard.

Bedroom Two

4.01m x 2.94m (13' 2" x 9' 8"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.74m x 2.73m (9' 0" x 8' 11"). Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.



Bathroom

Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on a range of base units with a laminate surface, panelled bath, shower, uPVC tiled walls (part), tiled flooring.

EXTERIOR

Rear Garden

Approximately 40'. Immediate patio and hardstanding area, remainder laid to lawn, access to front via timber gate.



Front Exterior

Hardstanding driveway giving off street parking, remainder laid to lawn.

