





**Energy Efficiency Rating**

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 to 100) <b>A</b>                               |                            |   |
| (81 to 91) <b>B</b>                                |                            |   |
| (69 to 80) <b>C</b>                                |                            |   |
| (55 to 68) <b>D</b>                                | 66                         |   |
| (39 to 54) <b>E</b>                                |                            |   |
| (21 to 38) <b>F</b>                                |                            |   |
| (1 to 20) <b>G</b>                                 |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Wales &amp; N.Ireland</b>              | EU Directive<br>2002/91/EC |  |

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

|   | Current                    | Potential  |
|---|----------------------------|--|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |  |
| (92 to 100) <b>A</b>  |                            |  |
| (81 to 91) <b>B</b>   |                            |  |
| (69 to 80) <b>C</b>   |                            |  |
| (55 to 68) <b>D</b>   | 63                         | 80   |
| (39 to 54) <b>E</b>   |                            |  |
| (21 to 38) <b>F</b>   |                            |  |
| (1 to 20) <b>G</b>  |                            |  |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |  |
| <b>England, Wales &amp; N.Ireland</b>                                 | EU Directive<br>2002/91/EC |  |

**Cruick Avenue, South Ockendon  
£355,000**

- MID TERRACE HOUSE
- REFURBISHED THROUGHOUT
- TWO RECEPTIONS
- MULTI VEHICLE OFF STREET PARKING
- NO ONWARD CHAIN
- THREE BEDROOMS
- LOFT ROOM
- REAR EXTENSION



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## GROUND FLOOR

### **Front Entrance**

Via composite door into storm porch, opaque double glazed windows to front, second door uPVC opening into:

### **Hallway**

Vertical radiator to side, tiled flooring, stairs to first floor.

### **Lounge**

4.0m x 3.97m (13' 1" x 13' 0") Double glazed bay windows to front, radiator, hard wood flooring.

### **Kitchen**

5.9m x 2.55m (19' 4" x 8' 4") into under-stairs storage space, inset spotlights to ceiling, range of matching wall and base units, granite work surfaces, one and half bowl inset sink and drainer with extendable chrome mixer tap, integrated double oven, four ringed electric hob, extractor hood, space and plumbing for appliance, integrated wine cooler, large under-stairs storage space, granite splash backs, Amtico flooring.

### **Dining Room (Opening from Lounge)**

4.89m x 2.72m (16' 1" x 8' 11") Two lantern skylight windows to ceiling, inset spotlights to ceiling, radiator, double glazed windows to rear, Amtico flooring, uPVC framed sliding doors to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Double glazed windows to rear, fitted carpet, stairs to second floor.

### **Bedroom One**

3.48m x 3.48m (11' 5" x 11' 5") Double glazed windows to front, radiator, wood grain effect laminate flooring.

### **Bedroom Two**

2.97m x 3.94m (9' 9" x 12' 11") > 2.29m (7' 6") Double glazed windows to front, radiator, large built in storage cupboard, fitted carpet.

### **Bedroom Three**

3.11m x 2.31m (10' 2" x 7' 7") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

### **Bathroom**

2.28m x 1.65m (7' 6" x 5' 5") Opaque double glazed windows to front, P-shaped panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

## SECOND FLOOR

### **Loft Room**

6.51m x 3.4m (21' 4" x 11' 2") Two skylight windows to rear ceiling, inset spotlights to ceiling, storage in eaves, radiator, wood grain effect laminate flooring.

## EXTERIOR

### **Rear Garden**

Approximately 48ft – Immediate patio area, hard standing area to rear, timber shed to rear, remainder laid to artificial grass, access to front through timber gate via shared walkway.

### **Front Exterior**

Fully paved giving off street parking for multiple vehicles.