



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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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Dalroy Close, South Ockendon

Guide Price £335,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- COMMUNAL GREEN & PARKING BAYS TO FRONT
- CUL-DE-SAC LOCATION
- EASY ACCESS TO BUSES, STATION, A13 & M25
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EPC RATING D & COUNCIL TAX BAND C





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure double glazed windows to front, eye-level storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor, access to accommodation.

Reception Room

3.96m x 3.76m (13' 0" x 12' 4") Double glazed bay windows to front, radiator, laminate flooring.

Kitchen / Diner

5.0m x 2.61m (16' 5" x 8' 7") 5.0m x 2.61m (16' 5" x 8' 7") Inset spotlights and spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, cooker, extractor hood, washing machine, space for additional appliance, freestanding fridge freezer, tiled splashbacks, radiator, tiled flooring, large understairs storage cupboard, uPVC double glazed single door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

3.54m (Max) x 2.96m (11' 7" x 9' 9") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.27m (Max) x 3.11m (10' 9" x 10' 2") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

2.47m x 2.39m (8' 1" x 7' 10") Double glazed windows to front, radiator, laminate flooring.

Bathroom

1.77m x 1.65m (5' 10" x 5' 5") (Max) Obscure double glazed windows to rear, tiled bath, shower, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

Separate WC

1.52m x 0.71m (5' 0" x 2' 4") Obscure double glazed windows to rear, low level flush WC, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 70'* Immediate patio area, remainder laid to lawn, access to front via timber gate through shared walkway.

*AGENTS NOTE: Thurrock Council owns approx. 30' of the rear garden. This does not affect access. Inquire for more details.

Front Exterior

Pebbled front garden, hardstanding pathway. Communal green & Communal parking bays to front.