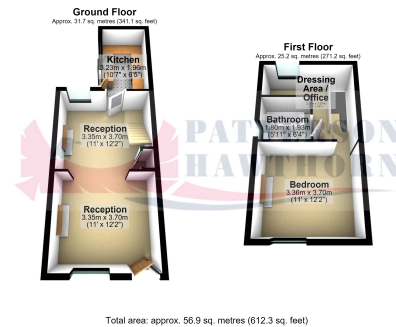
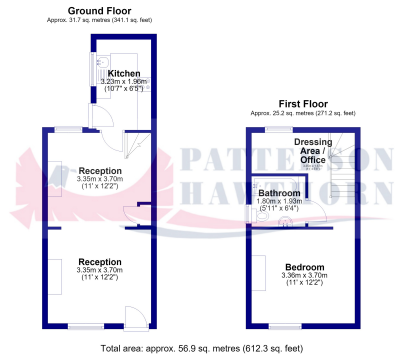




High Street, South Ockendon £210,000

- ONE BEDROOM END OF TERRACE HOUSE
- ORIGINAL TWO BEDROOM, CONVERTED INTO ONE
- POTENTIAL TO RE-CONVERT BACK TO TWO BEDROOMS
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- 12' x 11' DOUBLE BEDROOM
- FIRST FLOOR BATHROOM
- DRESSING AREA OR POTENTIAL OFFICE/STUDY
- HUGE POTENTIAL TO REFURBISH/MODERNISE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		62
(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	

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:

Reception Room One

3.7m x 3.35m (12' 2" x 11' 0") Double glazed windows to front, electric meter, fuse box, hardwood flooring.

Reception Room Two

3.7m x 3.5m (12' 2" x 11' 6") (Max) Double glazed windows to rear, radiator, feature fireplace, built-in storage cupboard housing gas meter, hardwood flooring, stairs to first floor.

Kitchen

3.23m x 1.96m (10' 7" x 6' 5") Double glazed window to side, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated oven, four burner gas hob, washing machine, space for freestanding fridge freezer, tiled splashbacks, uPVC framed double glazed door to side opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling.

Bedroom

3.7m x 3.36m (12' 2" x 11' 0") Double glazed windows to front, radiator.

Bathroom

1.92m x 1.8m (6' 4" x 5' 11") Obscure double glazed window to side, low-level flush WC, panelled bath with shower attachment, hand wash basin with tiled splashback, radiator, part tiled walls.

Dressing Room / Potential Office/Study

2.84m x 1.52m (9' 4" x 5' 0") Double glazed window to rear, radiator, boiler.



EXTERIOR

Rear Garden

Approximately 40' from front gate to rear (Max) x 20' (Max) Fully paved, access to front via timber gate.

