



Kempsters
ESTATE AGENTS

374 South Road
South Ockendon RM15 6ER

2 1 1

Asking price
£275,000

This well presented two double bedroomed house is situated within walking distance of South Ockendon station and local shops. Features include a nice fitted kitchen/breakfast room, lounge, stylish bathroom, west facing rear garden plus off road parking for two vehicles.



- Lounge 13'5 x 12'1<15'4
- Fitted kitchen/breakfast room 15'3 x 7'9
- Bedroom one 14'2 x 10'2
- Bedroom two 11'5>8'6 x 10'7
- Stylish bathroom
- West facing rear garden approx 44'
- Off road parking for two vehicles

ENTRANCE PORCH

Double glazed window to side, smooth plastered ceiling, laminate floor. Door with opaque glazed side window leads to:

ENTRANCE HALL

Textured ceiling, access to first floor, power point, laminate floor.

LOUNGE

13'5 x 12'1<15'4 (4.09m x 3.68m<4.67m)

Double glazed bow window to front, textured ceiling, Victorian style fireplace, radiator, power points, laminate floor.

FITTED KITCHEN/BREAKFAST ROOM

15'3 x 7'9 (4.65m x 2.36m)

Double glazed windows and half double glazed door leads to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, space for gas cooker, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, part tiling to three walls, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

14'2 x 10'2 (4.32m x 3.10m)

Three double glazed windows to front, smooth plastered ceiling, large built-in double wardrobe, radiator, power points, fitted carpet.

BEDROOM TWO

11'5<8'6 x 10'7 (3.48m<2.59m x 3.23m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, fitted carpet.



BATHROOM

Opaque double glazed window to rear, textured ceiling with inset spotlights, suite comprising jacuzzi style bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, heated towel rail, tiled walls, vinyl floor covering.

WEST FACING REAR GARDEN

in excess of 44' (in excess of 13.41m)

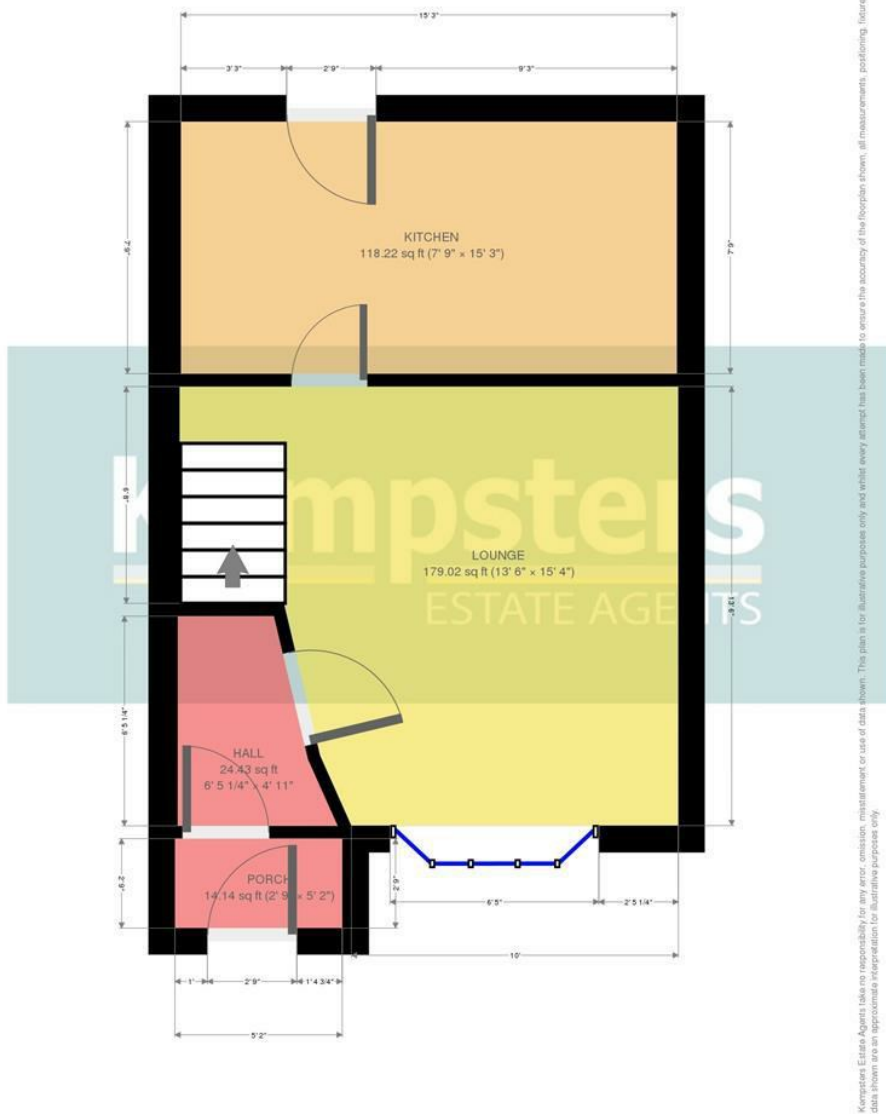
Immediate decking area, remainder laid to lawn with fence surround, outside tap. Covered access leads to:

FRONT GARDEN

Brick paved providing off road parking for two vehicles.







Kempsters Estate Agents takes no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate representation for illustrative purposes only.



Kempsters Estate Agents takes no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate representation for illustrative purposes only.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
49-54 E			49-54 E		
41-48 F			41-48 F		
31-40 G			31-40 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		86			85
		62			57