



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

AYRON ROAD

SOUTH OCKENDON | ESSEX | RM15 5FJ



PRICE:- GUIDE PRICE £400,000

CHAIN FREE Don't miss out on this opportunity to purchase this well-presented and maintained family home with ideal transport links with Ockendon (c2c Fenchurch Street) train station being only 0.6 miles away. The key features of this property include a ground floor cloakroom, modern fitted kitchen, and bathroom, three bedrooms, double glazing throughout, gas radiator central heating, built-in 2013 & off-street parking for two cars. Call us today to book your personal accompanied viewing. We look forward to showing you around and helping you move!



THREE BEDROOM



MODERN FITTED KITCHEN



GROUND FLOOR CLOAKROOM



EPC RATING 'B'



**12 MINUTE WALK TO OCKENDON
STATION (SOURCE: GOOGLE MAPS)**



END OF TERRACED HOUSE



MODERN FITTED BATHROOM



DOUBLE GLAZED



**COUNCIL TAX BAND 'D'
£1,682.00 P.A**



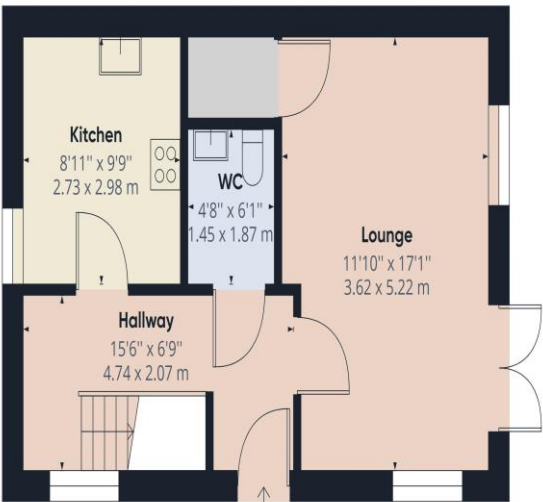
NO ONWARD CHAIN

Accommodation comprises:-

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/0e53d158f40b46b7bfc865c2a6cd1510/>

- Hallway
15' 6" x 6' 9" (4.72m x 2.06m)
- Lounge
11' 10" x 17' 1" (3.60m x 5.20m)
- Kitchen
8' 11" x 9' 9" (2.72m x 2.97m)
- WC
4' 8" x 6' 1" (1.42m x 1.85m)
- Landing
7' 0" x 10' 2" (2.13m x 3.10m)
- Bedroom 1
8' 9" x 17' 1" (2.66m x 5.20m)
- Bedroom 2
10' 2" x 10' 2" (3.10m x 3.10m)
- Bedroom 3
10' 2" x 6' 6" (3.10m x 1.98m)
- Bathroom
7' 0" x 6' 5" (2.13m x 1.95m)



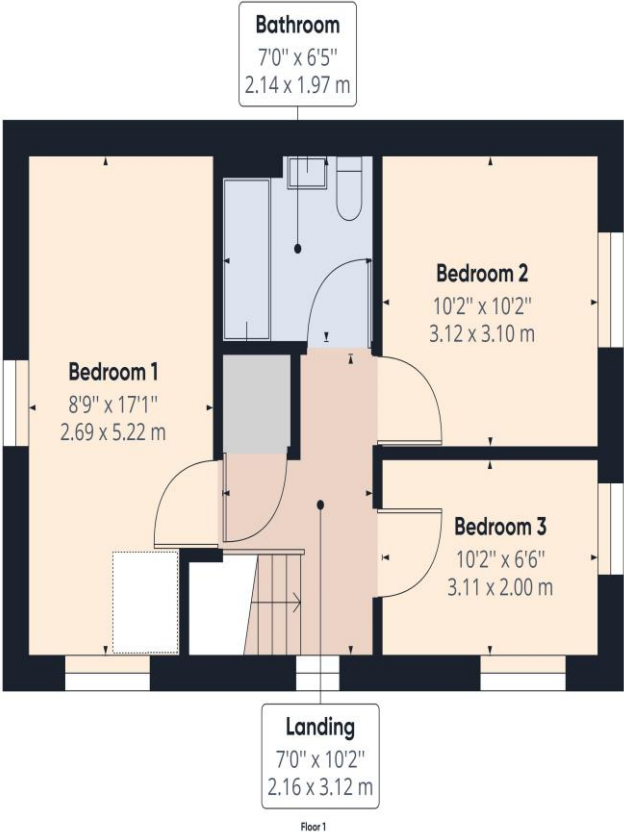
Approximate total area⁽¹⁾
449.29 ft²
41.74 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾
430.48 ft²
39.99 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





VIEWING BY APPOINTMENT VIA M & P ESTATES

Telephone:- 01708 851999

CONVEYANCING

We can provide you with a Free No Obligation quotation for conveyancing purposes which includes:-

- No sale – no fee
- Fixed inclusive fees
- Client liaison team
- Weekly progress reports to you
- On-line tracking
- SMS instant text updates

AGENTS NOTE:

1. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to M & P Estates not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
2. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
3. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through M & P Estates Limited.

Energy performance certificate (EPC)

3, Ayron Road
SOUTH OCKENDON
RM15 5FJ

Energy rating

B

Valid until: **18 August 2023**

Certificate number: **8857-7738-1770-9241-5992**

Property type

End-terrace house

Total floor area

84 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		