

VIOLA CLOSE
FOR SALE



M&P Estates
SALES | LETTINGS | PROPERTY MANAGEMENT



GUIDE PRICE

£335,000

PROPERTY FEATURES

- THREE BEDROOM
- END TERRACED HOUSE
- NEWLY FITTED KITCHEN WITH INTEGRAL APPLIANCES
- NEW ROOF FITTED WITHIN THE LAST 6 MONTHS
- CONSERVATORY
- DOUBLE GLAZED
- COUNCIL TAX BAND 'B'
- EPC RATING 'D'
- DOWNSTAIRS SHOWER ROOM
- *LECA-PLAN - CONCRETE CONSTRUCTION*
- SINGLE GARAGE





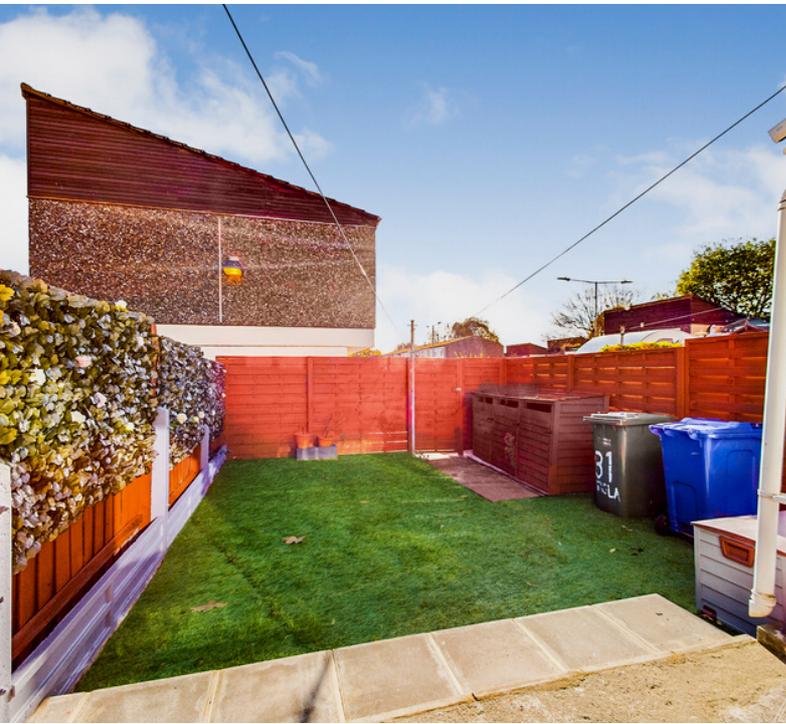
Guide Price - £335,000

CALLING ALL FIRST-TIME BUYERS/INVESTORS

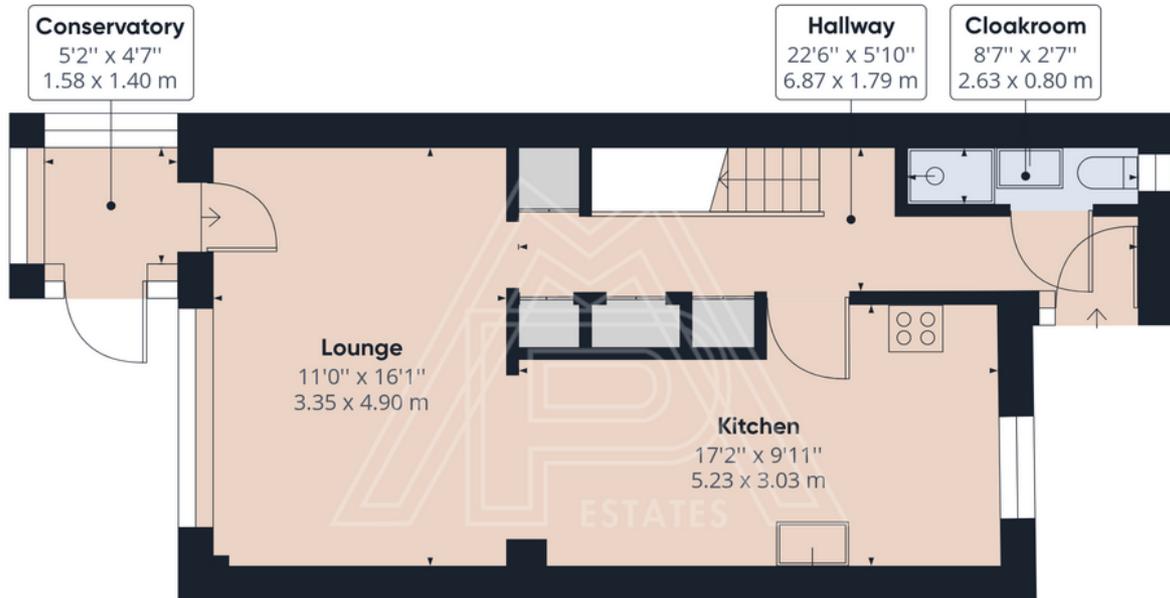
Don't miss out on this three-bedroom, end-terraced house situated in Viola Close. This property has been decorated to a high standard throughout. Offering a newly fitted kitchen with integral appliances, a newly fitted family bathroom suite, a newly refurbished downstairs shower room, a new roof fitted within the last six months, a conservatory, and a rear garden with new fence paneling and AstroTurf. The property offers residents' parking along with a separate single garage for additional storage. It is ideally located to all local amenities, schools, and transport links; OCKENDON Train Station (C2C Fenchurch Street Line) Junction 30; M25, A13 & A127. Call us to book your personal accompanied viewing.

We look forward to helping you move!

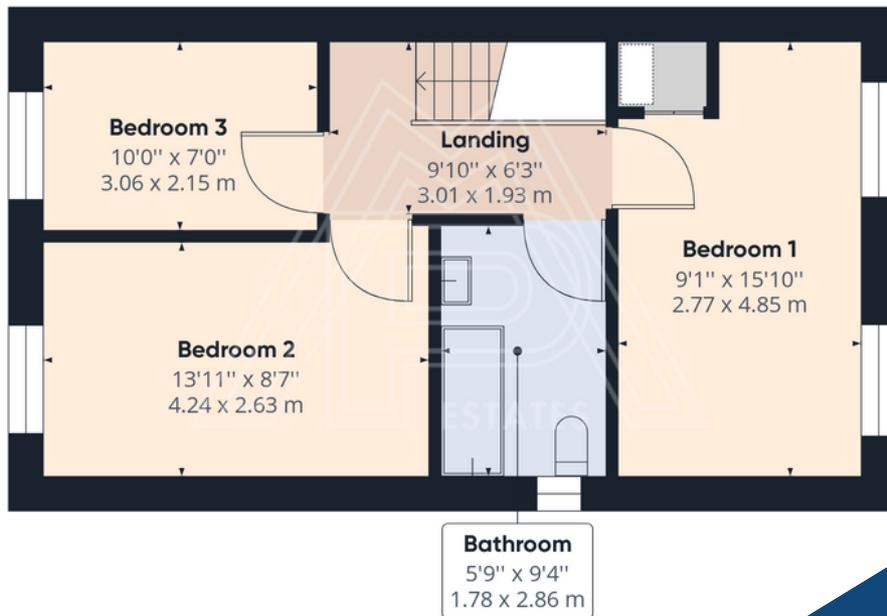




FLOOR PLAN



Ground Floor Building 1



Floor 1 Building 1

AGENTS NOTES:

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

A circular icon representing an Energy Performance Certificate (EPC). It features a house silhouette in the center, with a semi-circular bar above it divided into colored segments (yellow, orange, red, green).

TO VIEW THE EPC



[CLICK HERE](#)

A grey icon representing a virtual tour. It shows a top-down view of a house with a semi-circular path of arrows around it, indicating a 360-degree view.

TO VIEW THE VIRTUAL TOUR



[CLICK HERE](#)

CONTACT US



CALL US

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MORE INFO

www.mpestates.co.uk



LOCATION

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