



# M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

## FOXGLOVE ROAD

SOUTH OCKENDON | ESSEX | RM15 6EU



PRICE:- £245,000

Don't miss out on this fantastic opportunity to acquire this delightful two bedroom mid terrace family home situated in Foxglove Close. This property is an ideal first-time buyers purchase or an investment opportunity as the current homeowners have maintained their home to an extremely high standard. The key features to this family home include ground floor cloakroom modern kitchen/breakfast room, modern bathroom, low maintenance rear garden, off street parking and single garage.



**TWO BEDROOM**



**GAS RADIATOR CENTRAL HEATING**



**GROUND FLOOR CLOAKROOM**



**LOW MAINTENANCE REAR GARDEN**



**EPC RATING D -68**



**TERRACED HOUSE**



**OFF STREET PARKING**



**MODERN BATHROOM**



**MODERN KITCHEN**



**SOUNCIL TAX BAND**

Accommodation comprises:-

Entrance Door	Double glazed door leading into porch.
Porch	Tiled floor, painted walls, painted ceiling, storage cupboard and wooden glazed door leading into hall.
Hall	Laminate floor, painted walls, textured ceiling, radiator, coved painted ceiling, two storage cupboards and carpeted stairs leading to first floor landing.
Lounge 16' 0" x 10' 0" (4.87m x 3.06m)	Laminate floor, painted walls with dado rail, coved textured ceiling, radiator, double glazed French doors leading into rear garden and double-glazed window to rear aspect.
Kitchen/Breakfast Room 15' 7" x 10' 0" > 8' 1" (4.74m x 3.04m > 2.47m)	Wooden door, mainly painted walls with the remainder tiled, smooth painted ceiling with insect lights, radiator and double glaze window to front aspect. The kitchen comprises of a numbers eye and base level units with roll top work surfaces, inset stainless steel sink with mixer tap, space for gas cooker, space for fridge/freezer, space and plumbing for washing machine.
First Floor Landing	Carpeted flooring, painted walls, loft hatch leading into loft space and two storage cupboards.
Bedroom One 16' 0" x 9' 2" > 5' 5" (4.87m x 2.80m > 1.65m)	Wooden door, carpeted flooring, painted walls, coved textured ceiling, radiator, two double glazed windows to front aspect and built-in cupboard.
Bedroom Two 15' 11" > 10' 8" x 9' 5" (4.86m > 3.25m x 2.87m)	Wooden door, carpeted flooring, painted walls, textured ceiling, two double glazed windows to rear aspect and radiator.
Family Bathroom 8' 5" x 5' 10" > 2' 10" (2.56m x 1.79m > 0.87m)	Wooden door, vinyl flooring, mainly painted walls with the remainder tiled, textured ceiling, radiator, panelled bath with mixer tap and shower over, wash hand basin set into vanity unit and low flush WC.
Rear Garden	Immediate paved patio area with fence borders and wooden gate giving access to the rear garden. The remainder of the garden is laid to lawn with shingled flower beds to borders.
Front Garden	Concrete drive way providing off street parking and single garage with up and over door.



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2020)



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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# **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



131, Foxglove Road, SOUTH OCKENDON, RM15 6EU

**Dwelling type:** Mid-terrace house **Reference number:** 9510-2869-7392-9497-4231  
**Date of assessment:** 11 November 2013 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 14 November 2013 **Total floor area:** 79 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

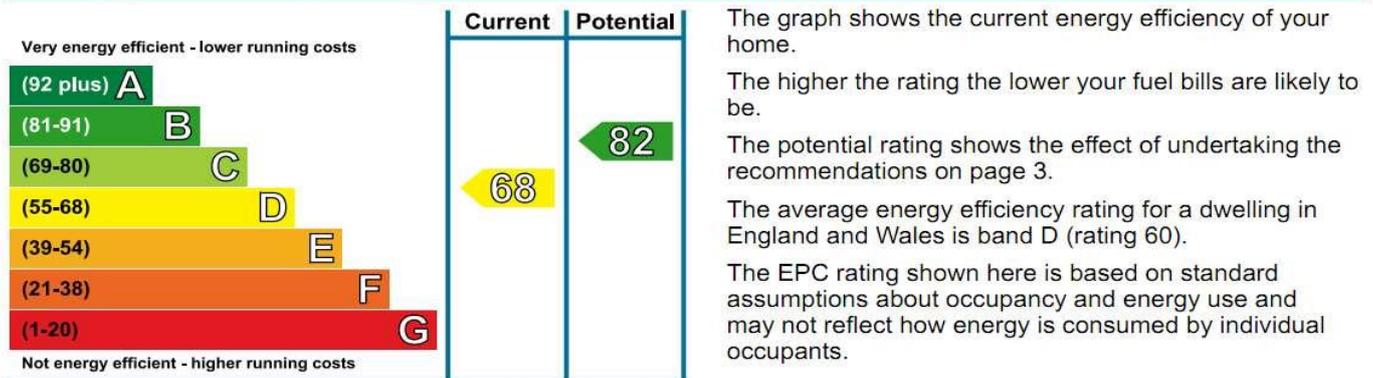
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,115</b>
<b>Over 3 years you could save</b>	<b>£ 279</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 141 over 3 years	
Heating	£ 1,512 over 3 years	£ 1,452 over 3 years	
Hot Water	£ 357 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 2,115</b>	<b>£ 1,836</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 75
2 Low energy lighting for all fixed outlets	£30	£ 93
3 Solar water heating	£4,000 - £6,000	£ 111

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.