

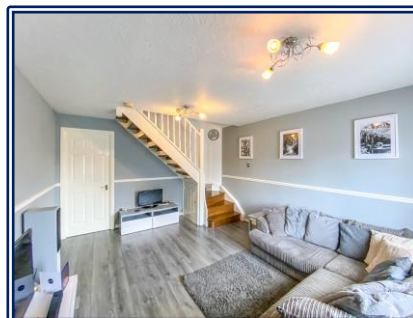


M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

CHELMER DRIVE

SOUTH OCKENDON | ESSEX | RM15 6EE



PRICE:- GUIDE PRICE £350,000

Welcome to Chelmer Drive! This two-double bedroom, terraced house is situated in a fantastic location within South Ockendon. Situated in a cul-de-sac, the key features of this home include modern living space throughout, a fitted modern kitchen, a modern bathroom, a conservatory, a landscaped and low-maintenance rear garden, great for entertaining guests at your leisure. The property also benefits from off-street parking and a single garage. Located to all local amenities and transport links to London. Call us today to book your personal accompanied viewing. We look forward to showing you around this great property and helping you move!



TWO DOUBLE BEDROOMS



MODERN KITCHEN



MODERN BATHROOM



OFF STREET PARKING



COUNCIL TAX BAND 'C' £1,495.00 P.A



TERRACED HOUSE



CONSERVATORY



LANDSCAPED REAR GARDEN



SINGLE GARAGE



EPC RATING 'C'

Accommodation comprises:-

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/109f04791219480baafe2f982e7ed24f/>

Lounge
15' 5" x 11' 11" (4.70m x 3.63m)

Kitchen
9' 2" x 11' 10" (2.79m x 3.60m)

Conservatory
10' 10" x 9' 1" (3.30m x 2.77m)

Landing
6' 10" x 2' 10" (2.08m x 0.86m)

Bedroom 1
9' 3" x 11' 10" (2.82m x 3.60m)

Bedroom 2
7' 0" x 11' 10" (2.13m x 3.60m)

Family Bathroom
4' 6" x 8' 7" (1.37m x 2.61m)



Approximate total area⁽¹⁾
404.67 ft²
37.59 m²

Reduced headroom
5.76 ft²
0.53 m²

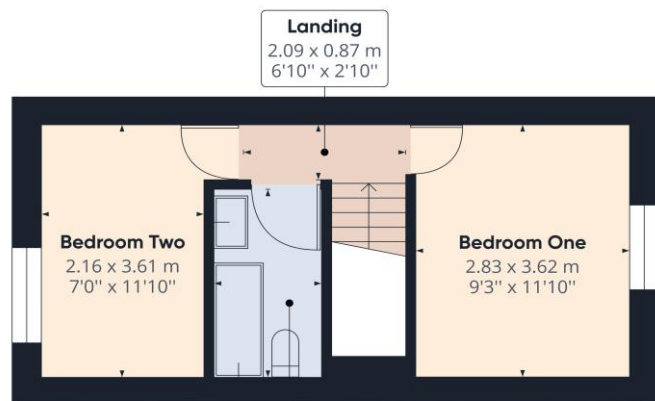
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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⁾
260.84 ft²
24.23 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

Floor 1



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.

