



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

GROVES CLOSE

SOUTH OCKENDON | ESSEX | RM15 5QQ



PRICE:- £290,000

This two bedroom mid terraced house which is in showroom condition is situated in a cul-de-sac location and is being sold with the benefit of no onward chain. The key features of this ideal first time buyers purchase include a conservatory, newly fitted kitchen with appliances, newly fitted bathroom, two parking spaces and the property has been decorated throughout



TWO BEDROOM



NEWLY FITTED KITCHEN



NEWLY FITTED BATHROOM



CUL-DE-SAC LOCATION



NEW FLOORING THROUGHOUT



MID TERRACED HOUSE



CONSERVATORY



TWO PARKING SPACES



DOUBLE GLAZED



NEWLY DECORATED

Accommodation comprises:-

Entrance Dorr	Double-glazed door leading into hall.
Hall	Laminate flooring, painted walls, coved textured ceiling, radiator and carpeted stairs rising to first floor landing.
Lounge 14' 10" x 11' 11" (4.51m x 3.64m)	Six panelled wooden door, carpeted flooring, painted walls, coved textured ceiling, radiator, double-glazed window to front aspect and six panelled wooden door leading into kitchen
Kitchen/Breakfast Room 13' 3 x 8' 3 (4.05m x 2.52m)	Laminate flooring, painted walls, textured ceiling, radiator, six panelled wooden door leading into under stairs storage cupboard, double-glazed window to rear aspect and double-glazed door leading into conservatory. The kitchen comprises of a number of base and eye level units, roll top work surfaces, inset sink with mixer tap, electric hob with extractor over and electric oven beneath, space for fridge/freezer, space and plumbing for a washing machine.
Conservatory 10' 0" x 10' 0" (3.06m x 3.06m)	Vinyl flooring, double-glazed windows and double-glazed French leading into the rear garden.
First Floor Landing	Carpeted flooring, painted walls, textured ceiling, six panelled door leading into airing cupboard and loft hatch leading into loft space.
Bedroom One 13' 5" x 11' 0" (4.09m x 3.35m)	Six panelled wooden door, carpeted flooring, painted walls, textured ceiling, radiator, two double-glazed windows to front aspect and fitted double wardrobes.
Bedroom Two 12' 1" x 7' 3"> 4' 6" (3.69m x 2.21m > 1.36m)	Six panelled wooden door, carpeted flooring, painted walls, textured ceiling, radiator and double-glazed window to rear aspect.)
Family Bathroom	Six panelled wooden door, Tiled flooring, tiled walls, textured ceiling, radiator, double-glazed window to rear aspect, panelled bath with shower screen and shower over, hand basin set into vanity unit and low flush WC.
Rear Garden	Mature rear garden with patio area and fenced borders with wooden gate giving access to the rear garden. The remainder of the garden is laid to lawn with flower beds to borders
Front Garden	Shingled frontage with paved path leading to front door.
Parking	There are two allocated parking spaces



GROUND FLOOR

1ST FLOOR



Whilst 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.
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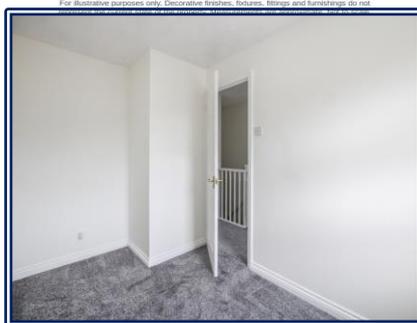
GROUND FLOOR



1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not



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.

AWAITING epc