



# M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

## TAMARISK ROAD

SOUTH OCKENDON | ESSEX | RM15 6HU



**PRICE:- GUIDE PRICE £280,000**

**\*GREAT FIRST TIME/INVESTMENT PURCHASE\*** Don't miss out on this two-bedroom, terraced house situated on Tamarisk Road. This property is being sold with the benefit of a **\*NO ONWARD CHAIN\***. Internally there is a porch, hallway, kitchen/dining area, downstairs cloakroom, conservatory, two double bedrooms, and a family bathroom. The property benefits from permit residents' parking and is ideally located to all local amenities, schools, and transport links; OCKENDON Train Station (C2C Fenchurch Street Line - 0.3miles) Junction 30; M25, A13 & A127. Call us today to book your personal accompanied viewing. We look forward to helping you move!



**TWO BEDROOM**



**KITCHEN/DINING AREA**



**CONSERVATORY**



**EPC RATING 'D'**



**\*CHAIN FREE\***



**TERRACED HOUSE**



**DOWNSTAIRS CLOAKROOM**



**DOUBLE GLAZED**



**COUNCIL TAX BAND 'B'**



**\*LECA PLAN\* CONCRETE CONSTRUCTION**

Accommodation comprises:-

**Porch**  
4' 5" x 2' 10" (1.35m x 0.86m)

**Hallway**  
13' 1" x 5' 10" (3.98m x 1.78m)

**Cloakroom**  
6' 5" x 2' 6" (1.95m x 0.76m)

**Kitchen**  
10' 8" x 10' 1" (3.25m x 3.07m)

**Lounge**  
14' 9" x 16' 3" (4.49m x 4.95m)

**Conservatory**  
7' 3" x 12' 11" (2.21m x 3.93m)

**Landing**  
9' 7" x 6' 5" (2.92m x 1.95m)

**Bedroom 1**  
9' 4" x 16' 3" (2.84m x 4.95m)

**#Bedroom 2**  
10' 7" x 16' 3" (3.22m x 4.95m)

**Bathroom**  
6' 3" x 8' 6" (1.90m x 2.59m)



# **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)

124 Tamarisk Road  
SOUTH OCKENDON  
RM15 6HU

Energy rating

**D**

Valid until: **14 August 2031**

Certificate number: **9271-3008-9208-6209-9200**

Property type Mid-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 D. It has the potential to be C.

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

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

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