



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

MARTIN ROAD

SOUTH OCKENDON | ESSEX | RM15 4TS



PRICE:- GUIDE PRICE £425,000

This house has the **WOW FACTOR!** Beautifully presented and newly refurbished throughout, this three-bedroom, end terraced house is situated in the sought-after location, Martin Road in Aveley. Located within easy access to local amenities, schools, shops, and transport links, JUNCTION 30, M25, A13 & A127. Decorated to a high standard throughout this home offers a modern open plan fitted kitchen, family bathroom, two reception rooms, block paved frontage, landscaped rear garden and is being sold with the benefit of a **NO ONWARD CHAIN**. Please call our experienced team today on 01708851999 to make a viewing. We look forward to helping you move!



THREE BEDROOMS



OFF STREET PARKING



MODERN KITCHEN



LANDSCAPED GARDEN



SHOW HOME CONDITION



END TERRACED



TWO RECEPTION ROOMS



MODERN BATHROOM



NO ONWARD CHAIN



EPC RATING 'D'

Accommodation comprises:-

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/1c00f65ae9274aaf9be3a15a6c8f2d9b/>

Hallway

4' 9" x 4' 5" (1.45m x 1.35m)

Lounge

12' 3" x 14' 11" (3.73m x 4.54m)

Kitchen / Reception

21' 7" x 17' 11" (6.57m x 5.46m)

Landing

7' 4" x 5' 10" (2.23m x 1.78m)

Bedroom 1

12' 4" x 10' 6" (3.76m x 3.20m)

Bedroom 2

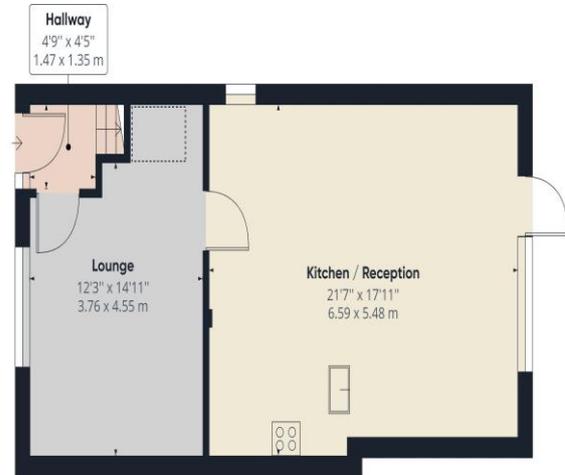
9' 11" x 11' 10" (3.02m x 3.60m)

Bedroom 3

9' 4" x 7' 4" (2.84m x 2.23m)

Bathroom

5' 0" x 4' 4" (1.52m x 1.32m)

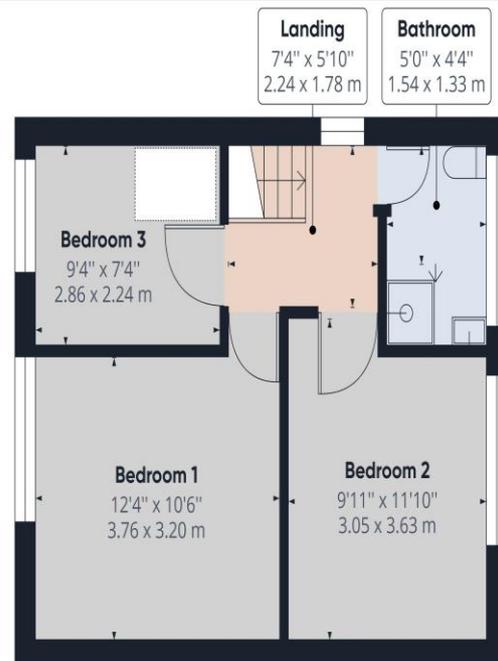


Approximate total area⁽¹⁾
610.28 ft²
56.70 m²

Reduced headroom
12.78 ft²
1.19 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.9m/6.2ft)



Approximate total area⁽¹⁾
371.24 ft²
34.49 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



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)

65, Martin Road
Aveley
SOUTH OCKENDON
RM15 4TS

Energy rating

D

Valid until: **13 September 2025**

Certificate number: **8105-7621-0210-7304-6906**

Property type

End-terrace house

Total floor area

76 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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