



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

BROXBURN DRIVE

SOUTH OCKENDON | ESSEX | RM15 5QX



PRICE:- GUIDE PRICE £280,000

This two bedroom end of terrace family home is being sold with the benefit of ***NO ONWARD CHAIN*** An ideal first time buyers property or investment opportunity. It boasts a large frontage and rear garden, with scope to extend (STPP). Ideally situated to local amenities, schools, shops and transport links including Ockendon Train Station c2c Fenchurch line. To book your personal accompanied viewing call a member of our Sales Team call us on 01708 851999. We look forward to helping you move.



TWO BEDROOMS



GAS RADIATOR CENTRAL HEATING



KITCHEN/BREAKFAST ROOM



COUNCIL TAX BAND C



END TERRACED HOUSE



NO ONWARD CHAIN



LARGE GARDENS



DOUBLE GLAZED

Accommodation comprises:-

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/301dd258a99a43a4bdc83260b984b186/>

WALL-THROUGH VIDEO LINK

<https://player.vimeo.com/video/504736981>

Hall

4' 11" x 4' 2" (1.51m x 1.28m)

Lounge

15' 0" x 12' 8" (4.56m x 3.86m)

Kitchen

15' 3" x 8' 4" (4.66m x 2.54m)

Lobby

6' 4" x 3' 0" (1.93m x 0.92m)

First Floor Landing

5' 1" x 5' 5" (1.54m x 1.65m)

Bedroom One

18' 10" x 10' 11" (5.75m x 3.32m)

Bedroom Two

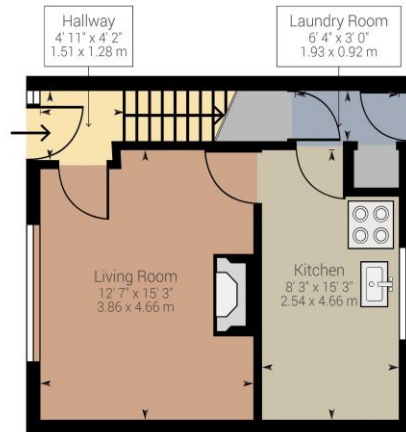
11' 7" x 10' 1" (3.54m x 3.08m)

Family Bathroom

5' 9" x 5' 7" (1.74m x 1.70m)

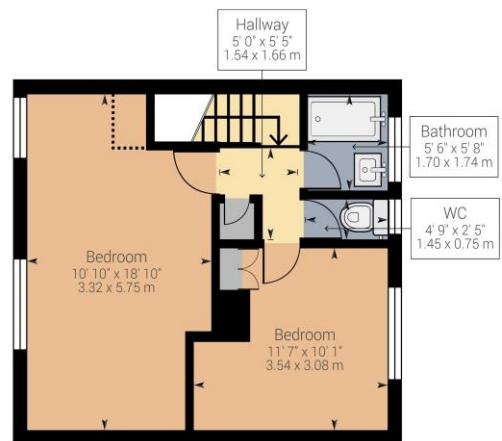
Separate W.C,

4' 9" x 2' 6" (1.45m x 0.75m)



Approximate net internal area: 379.46 ft² / 35.25 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 357.1 ft² / 33.18 m²
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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.

Waiting on EPC