



CALLAN GROVE

SOUTH OCKENDON | ESSEX | RM15 5PW



PRICE:- GUIDE PRICE £300,000

NO ONWARD CHAIN

This three-bedroom, terraced home is in need of modernisation but is ideally located to local amenities and local transport links including; A13, M25 Junction 30 and Lakeside Shopping Centre .

- THREE BEDROOM
- CUL-DE-SAC LOCATION
- OUTSIDE STORAGE
- IN NEED OF MODERNISATION

- TERRACED HOUSE
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- COUNCIL TAX BAND 'C'

Entrance Hall
15' 7" x 5' 11" (4.76m x 1.81m)

Lounge
13' 7" x 12' 2" (4.15m x 3.70m)

Kitchen
13' 6" x 10' 3" (4.11m x 3.13m)

Cloakroom
4' 2" x 2' 7" (1.28m x 0.80m)

Lobby
6' 11" x 2' 11" (2.11m x 0.90m)

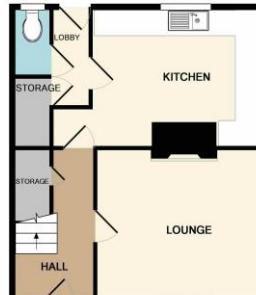
First Floor Landing
7' 5" x 5' 11" (2.27m x 1.80m)

Bedroom One
11' 11" x 11' 7" (3.63m x 3.53m)

Bedroom Two
13' 11" x 10' 2" > 7' 0" (4.24m x 3.10m >
23'0")

Bedroom Three
8' 8" x 8' 9" (2.64m x 2.66m)

Family Bathroom
6' 6" x 5' 10" (1.98m x 1.77m)



GROUND FLOOR



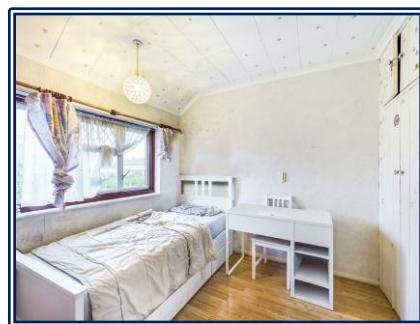
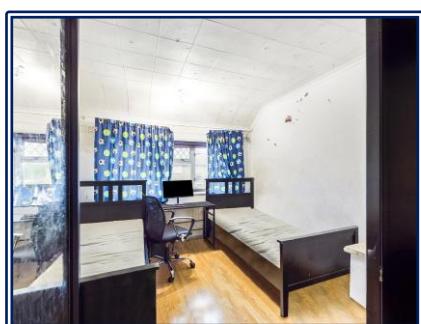
1ST FLOOR

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 guidance 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

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Dimensions are approximate. Not to scale.
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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:-

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- 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.

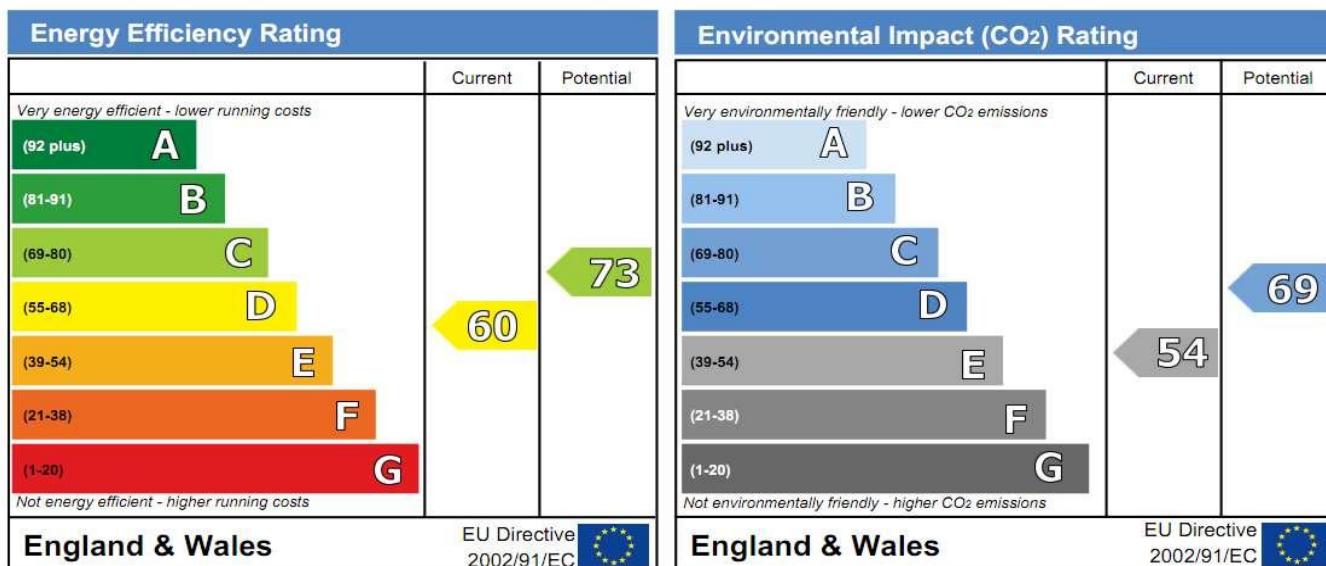
Energy Performance Certificate



19, Callan Grove,
SOUTH OCKENDON,
RM15 5PW

Dwelling type: Mid-terrace house
Date of assessment: 26 October 2010
Date of certificate: 26 October 2010
Reference number: 8994-2068-6129-5426-6003
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	321 kWh/m ² per year	216 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	3.0 tonnes per year
Lighting	£76 per year	£44 per year
Heating	£633 per year	£463 per year
Hot water	£166 per year	£118 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.