



Cullen Square, South Ockendon

£365,000

SOLD

Ali & Co are delighted to have on offer this exceptional THREE BEDROOM MID TERRACE FAMILY HOME.

The property offers great living space with a lounge, modern kitchen/diner, with access to a spacious garden and outbuilding.

Three great size bedrooms and family bathroom...

Cul De Sac | Front Garden | No Onward Chain | Outbuilding | Rear Garden | Three Bedrooms |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

Ali & Co are delighted to have on offer this exceptional THREE BEDROOM MID TERRACE FAMILY HOME. The property offers great living space with a lounge, modern kitchen/diner, with access to a spacious garden and outbuilding. Three great size bedrooms and family bathroom, situated within a cul de sac location, Within close proximity to all local amenities and transport.

CHIN FREE PROPERTY

Council Tax Band: C (Thurrock Council)

Lounge

w: 3.65m x l: 4.1m x h: 2.5m (w: 12' x l: 13' 5" x h: 8' 2")
Spacious Lounge with tiled flooring and bay window

Kitchen/diner

w: 4.69m x l: 2.3m x h: 2.5m (w: 15' 5" x l: 7' 7" x h: 8' 2")
Fully integrated kitchen with a double oven, dishwasher, washing machine, microwave, electric hob.
Modern kitchen units.

Bedroom 1

w: 3.8m x l: 2.9m x h: 2.5m (w: 12' 6" x l: 9' 6" x h: 8' 2")

Bedroom 2

w: 2.9m x l: 2.2m x h: 2.5m (w: 9' 6" x l: 7' 3" x h: 8' 2")

Bedroom 3

w: 2.2m x l: 3.1m x h: 2.5m (w: 7' 3" x l: 10' 2" x h: 8' 2")

Bathroom

w: 2.2m x l: 1.6m x h: 2.5m (w: 7' 3" x l: 5' 3" x h: 8' 2")
Fully tiled bathroom with 3 piece suite

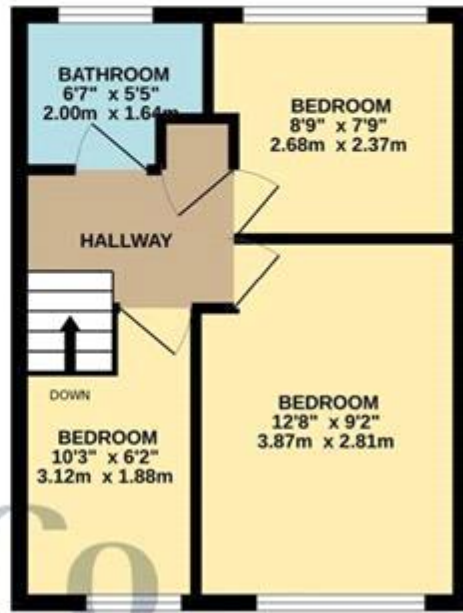




GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



Ai&Co
PROPERTY SERVICES

THREE BEDROOM HOUSE

TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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 will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.